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SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DE

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SAN FRANCISCO
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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1238 Green Street		0123/031	
Case No.	Permit No.	Plans Dated	
2015-004703ENV		03/27/2015	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Raise building to add a garage. Alterations/remodel on (E) interior space. Add 4th story and roof deck.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

San Francisco Department of Public Health
Public Health Program, Environmental Health Services
1001 Market Street, Suite 1000, San Francisco, CA 94102

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☒	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

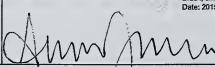
Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☐	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): _____
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☐	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Anne Brask		Signature:
Project Approval Action: Select One If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Anne Brask Digitally signed by Anne Brask DN: cn=org, dc=sfgov, dc=cityplanning, c=us, cn=Anne Brask, email=Anne.Brask@sfgov.org Date: 2015.10.01 17:00:21 -0700  10/1/15
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date: 9/30/2015 Date of Form Completion 10/1/2015

PROJECT INFORMATION:

Planner:	Address:	
Anne Brask	1238 Green Street	
Block/Lot:	Cross Streets:	
0123/031	Hyde Street & Eastman Place	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2015-004703ENV

PURPOSE OF REVIEW:

PROJECT DESCRIPTION:

☒ CEQA ☐ Article 10/11 ☐ Preliminary/PIC ☒ Alteration ☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW: 3/27/2015

PROJECT ISSUES:

- ☒ Is the subject Property an eligible historic resource?
☐ If so, are the proposed changes a significant impact?

Additional Notes:

The proposed project is to re-face the primary facade with wood siding, raise the building to insert a garage, add a story and a roof deck.

PRESERVATION TEAM REVIEW:

Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 -Persons:	☐ Yes ☒ No	Criterion 2 -Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:	n/a	Period of Significance:	n/a	
		☐ Contributor ☒ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

The subject property has been reviewed and is determined to not be an historic resource. Built in 1907, the original building was a simple Victorian style home with wood siding and cornices. In the 1950s, heavy alterations occurred and the front facade was removed and the exterior was re-faced with green stucco to match a more modern style.

The housing style in the subject neighborhood is mixed and there is no particular pattern that is consistent from property to property. The proposed changes to the primary facade of the subject property will have no impact on the neighborhood.

1238 Green Street is not a source to a significant event in San Francisco in accordance to SF Heritage and the San Francisco Historic Center. As well, none of the previous owners listed at 1238 Green Street are a source of significance. There are no records showing that the subject property is sitting on possible archeological information.

Analysis of the subject property shows that 1238 Green Street is not an Historic Resource to the City of San Francisco. There was no historical significant event or person related to the subject property, and the building is not part of a historic district or landmark. The proposed work will be to remove the stucco and restore the facade to wood siding, raise the building to add a garage, and add a third story and roof deck.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	10-26-2015





SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

OCT 27 2015

CEQA Categorical Exemption Determination

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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1327 Columbus Ave.		0024/020	
Case No.	Permit No.	Plans Dated	
2015-006614ENV		Received 5/18/15	
☐ Addition/ Alteration	☒ Demolition (requires HREC if over 45 years old)	☒ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Demolish two-story building containing retail over office and construct four-story building containing residential over retail.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an Environmental Evaluation Application is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☒	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an Environmental Evaluation Application is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling Sponsor enrolled in DPH Article 38 Maher programs.	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 9/24/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Allison K. Vanderslice (Signatures must be in ink)	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: _____		Signature: _____
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Digitally signed by Jean Poling DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Environmental Planning, cn=Jean Poling, email=jean.poling@sfgov.org Date: 2015.10.06 16:12:07-0700
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date: 9/24/2015	Date of Form Completion: 9/24/2015
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PROJECT INFORMATION:		
Planner: Allison Vanderslice	Address: 1327 Columbus Ave	
Block/Lot: 0024/020	Cross Streets: Leavenworth and Beach streets	
CEQA Category: B	Art. 10/11:	BPA/Case No.: 2015-006614ENV

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW: 5/15/2015
--

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes: Demolish two-story building containing retail over office and construct four-story building containing residential over retail. A Historic Resource Evaluation Report (HRE) by Johanna Street (dated 02/17/2015) was submitted by the project sponsor to aid this review.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:	n/a	Period of Significance:	n/a	
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

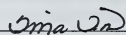
Constructed around 1902, 1327 Columbus Avenue is an altered, rectangular plan, flat-front commercial building that was originally constructed as a single-family residential building. The subject property was likely developed by owner Gottlieb T. Knopf, a local carpenter and contractor, as a rental property. The building features a bracketed cornice, horizontal wood siding, and recessed porch but generally lacks architect detail. Visible alterations include window replacement on the primary facade, addition of a fire escape, and reconfiguring of the primary entrance. Based on the information provided in the HRE and additional research by Department staff, the subject property is not an historical resource under CEQA.

Constructed around 1902, the property does not appear to be directly associated with any significant historical events in the neighborhood or the City generally. Therefore, the subject property is not significant under Criterion 1. Based on the HRE, no significant persons are associated with the subject building. Cornel Lengyel, an award-winning poet, resided at the property for around a year in 1940; however, this short occupation is not significant. The subject property is not significant under Criterion 2.

The building has been modified and generally lacks architectural distinction or ornament and is not a significant example of a type, period, or style. Knopf was responsible for building tracks of Victorian row houses in the vicinity of the subject property and in the Mission District, the latter has been identified as the Gottlieb Knopf Block historic district in the South Mission Historic Resources Survey. While the building is likely the work of a local builder, the subject building lacks architectural distinction and is not representative of Knopf's work. Therefore, the subject property is not significant under Criterion 3.

The subject building is not significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type.

No identified or eligible district has been determined in the area that includes the project parcel. The surrounding area is eclectic in type, period, and style and contains multiple waves of development dating to the late 19th and 20th centuries.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	10-5-2015



1327 Columbus Avenue

February 17, 2015

Johanna Street



SAN FRANCISCO PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination

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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
300 Sussex Street		7555/004
Case No.	Permit No.	Plans Dated
2015-006309ENV		4/28/2015
☒ Addition/ - Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction
		☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval.		
Proposed changes to exterior façade. (N) windows and window locations. Replacement of ineffective passive solar roof with flat roof at 2nd floor and bay window. New stained, wood siding at south & west elevations. New first floor roof deck.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 - New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

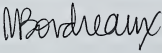
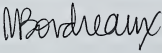
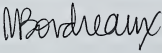
Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): PTR Dated 09/28/15
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Marcelle Boudreaux By signing this document, I certify that I am the Senior Preservation Planner for the project and I have reviewed the project information and determined that the project meets the requirements for categorical exemption review.	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.		
☒	No further environmental review is required. The project is categorically exempt under CEQA.		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; padding: 5px;"> Planner Name: M Boudreaux Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. </td> <td style="width: 40%; padding: 5px; vertical-align: top;"> Signature:  </td> </tr> </table>		Planner Name: M Boudreaux Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: 
Planner Name: M Boudreaux Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: 		
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.			

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	9/9/2015
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PROJECT INFORMATION:		
Planner:	Address:	
M Boudreaux	300 Sussex Street	
Block/Lot:	Cross Streets:	
7555004	Swiss Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2015-006309ENV

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PLC	☒ Alteration
		☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	04/28/2015
------------------------------------	------------

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Supplemental Information (7/28/15) Exterior alterations including: remove existing entry stair and relocating main entry to ground floor; new openings for doors and windows; new architectural cladding and detailing	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
		☐ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:		Period of Significance:	
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

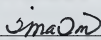
* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to information in the Supplemental Information for Historic Resource Determination prepared by David Kohlmeyer (date: July 28, 2015) and information in Planning Department files, the subject property at 300 Sussex Street was constructed in 1937 (source: building permit). Clad in stucco, detailed with Spanish clay tile, and expressed with a simple projecting bay, the single family dwelling is expressed in a modest Mediterranean Revival architectural style. The lot slopes up northerly from the intersection of Sussex and Swiss Streets. The front of the dwelling and the main entry are oriented toward this intersection. The mass remains two-story throughout; originally, the portion in the rear was a one-story mass. The subject property at 300 Sussex has undergone several modifications. In 1959, a building permit was issued for work including raising the foundation at the front to bring sill above grade and installing concrete slabs at base of steps as new steps and support for stair stringers. In 1962, a building permit was issued to install handrails at the stairs leading to the street. And, in 1981, work to add a second story addition at the rear of the property was permitted.

The original owner and contractor/carpenter was Gustav Dahlstrom. Gustav and his wife Betty owned the property through 1944. From 1940-1944, Lillian L. Philipps resided at the residence. The Young family, Robert and Marilyn, owned and occupied the property from 1944-1979. Robert's last listed occupation was with the US Navy.

The architect listed on the original building permit was D. B. Dobkowitz, is most likely a local draftsman named Bernard K. Dobkowitz who resided at 425 Monterey Blvd. Although listed as "Architect" on the building permit for 300 Sussex Street, Dobkowitz was sued in 1931 by the State Architectural Examiners Board for using the title Architectural Designer. Dobkowitz worked in various neighborhoods and in diverse styles, often reflective of the current architectural fashion of the time. Several works that are known to be associated with the draftsman are considered historic resources. A single-family residence built c1920 at 80 Terrace Drive sits within the boundaries of the St Francis Wood Historic District, an eligible historic district for purposes of CEQA. The dwelling is quite large; the architectural style is a restrained Tudor Revival, void of ornament or detail. Another single-family residence associated with Dobkowitz and the builder Henry Doelger is 2151 32nd Avenue, which has been identified as an individual resource through the Sunset Historic Resource Survey. (continued)

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	9/28/2015

CONTINUATION SHEET - PTR

300 SUSSEX STREET 2015-006309ENV

The dwelling, built c1931, reflects the fully expressed Mediterranean Revival style in the Sunset District – miniature tower, red clay tile, double-bay configuration, angled stairs, decorative stair tile, projecting vigas, ogee entry arch, thickly textured stucco, and machicolated bay. Other known properties include a Spanish Revival/Moorish designed residence at 701 Sanchez, built c1929, and a Streamline Modern single family residence at 2158 35th Avenue, built c1941 (outside the Sunset Survey boundary area).

The Mediterranean Revival style was applied extensively in San Francisco, especially during the mid-1920s – early 1940s. The subject property does not display the full range of character-defining features for the style, nor is it reflective of the architectural potential completed eight years earlier by Dobkowitz at 2151 32nd Avenue. Additionally, the vertical addition in the 1980s has altered the original massing and the building no longer reads as a simple two-story dwelling that blended into the topography.

The subject property is located within the Glen Park neighborhood, and the area surrounding is composed primarily of one- to two-story, single-family dwellings constructed between circa 1900 and 1970, although most buildings were constructed between 1906 and 1940. Architecturally, the subject block face is mixed and primarily includes examples of Craftsman, Mediterranean Revival and vernacular cottage designs. The overall level of architectural integrity is generally fair, however there is no unifying architectural or development theme.

No known historic events occurred at the property (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2) for listing in the California Register of Historic Resources, respectively. The existing structure does not possess high artistic value for listing individually under Criterion 3 in the California Register.

Therefore, 300 Sussex Street is not eligible for listing in the California Register either individually or as part of a district.



300 Sussex; view from Sussex St

Southwestern corner



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1890



SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

OCT 27 2015

CEQA Categorical Exemption Determination

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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
139 Grand View Avenue		2753/023B	
Case No.	Permit No.	Plans Dated	
2015-009821ENV	201508215004	8/4/2015	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Horizontal and vertical expansion of existing two-story single-family residence. Add a new level below the existing ground-floor level and one above the existing second story. Horizontal rear addition. Alterations to façade. Addition of one parking space.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an <i>Environmental Application</i> with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☒	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☒	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	
Project will follow recommendations of 6/20/15 P. Whitehead geotechnical report. Archeological review completed.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form signed on October 5, 2015.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros Digitally signed by Stephanie Cisneros DN: cn=Stephanie Cisneros, o=San Francisco Planning Department, email=Stephanie.Cisneros@sfgov.org	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Stephanie A. Cisneros		Signature: Stephanie Cisneros Digitally signed by Stephanie Cisneros DN: cn=Stephanie Cisneros, o=San Francisco Planning Department, email=Stephanie.Cisneros@sfgov.org, serial=1009, c=US
Project Approval Action: Building Permit It Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	Date of Form Completion	9/28/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	139 Grand View Avenue	
Block/Lot:	Cross Streets:	
2753/023B	Romain Street & 21st Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2015-009821 ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	8/4/2015
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PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Ver Planck Historic Preservation Consulting (dated July 2015).	
Proposed Project: Horizontal and vertical expansion of (e) two-story single-family residence. Add new level below the (e) ground-floor level and one above the (e) second story. Horizontal rear addition. Alterations to façade. Addition of one parking space.	

PRESERVATION TEAM REVIEW:	
Historic Resource Present	
☐ Yes	☒ No * ☐ N/A
Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance:
☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

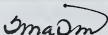
PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Ver Planck Historic Preservation Consulting (dated July 2015) and information found in the Planning Department files, the subject property at 139 Grand View Avenue contains a one-story over-basement wood-frame single family dwelling constructed in 1952 by builder Arnold Blum (source: building permit). 139 Grand View Avenue appears to have been constructed as a Minimal Traditional style "Junior Five" rowhouse. As such, the structure contains five rooms on the main living floor and the basement contains a one-car garage, laundry room, and a rumpus room. The original owners of the property, David and Britta Sanders, were real estate developers who hired Blum to construct the dwelling. The property was then sold to James Stuart MacPherson, an insurance underwriter, and his wife Elizabeth after its construction in 1953. The property has remained owned and occupied by the MacPherson family since. Known alterations to the building include the addition of a bathroom and rumpus room in the basement (1954) and replacement of the roof (2013). Visual inspection also indicates that a window on the primary facade may have been replaced.

No known historic events occurred at the subject property (Criterion 1). Neither the Sanders or the MacPhersons were identified as important to history (Criterion 2). The Minimal Traditional style building appears to be a modest example of this type and style of Junior Five rowhouse structure in San Francisco, but does not appear to be an outstanding example such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Noe Valley neighborhood on a block that exhibits a variety of architectural styles, many of which have been heavily altered. Although 139 Grand View is located in Noe Valley, the lot was not included as part of the original Horner's Addition survey. Rather, it was originally located within the Market Street Homestead Association, which was one of several small subdivisions to come out of Rancho San Miguel in the the 1860s and 1870s. However, the neighborhood does not have a cohesive character of architecturally related houses.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	10-5-2015

SUPPLEMENTAL INFORMATION FORM

139 Grand View Avenue

San Francisco, California



July 2015

Prepared by



Verplanck

HISTORIC PRESERVATION CONSULTING

San Francisco, California



SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

OCT 27 2015

CEQA Categorical Exemption Determination

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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
3633 Divisadero Street		0919/001D
Case No.	Permit No.	Plans Dated
2015-007553ENV	201506108675	6/9/2015
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction
☐ Project Modification (GO TO STEP 7)		
Project description for Planning Department approval. Proposed addition of (N) 3rd floor vertical addition. Renovation of (E) 1st and 2nd floors. Construction of (N) deck at rear. Addition of (N) elevator.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	10/5/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	3633 Divisadero Street	
Block/Lot:	Cross Streets:	
0919/001D	Beach Street & North Point Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2015-007553ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	6/9/2015
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PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Katherine Miller (dated August 20, 2015).	
Proposed Project: Proposed addition of (N) 3rd floor vertical addition. Renovation of (E) 1st and 2nd floors. Construction of (N) deck at rear. Addition of (N) elevator.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

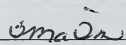
PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Katherine Miller (dated August 20, 2015) and information found in the Planning Department files, the subject property at 3633 Divisadero Street contains a two-story wood-frame single family residence constructed in 1927 in the Marina architectural style with elements of Mediterranean Revival style (source: original building permit). 3633 Divisadero was constructed in early by Severin Steinauer, a general contractor, for original owners Charles and Mary Orifice. The Orifice's owned the property until 1942, when it was sold to Edward Stocker, a driver, and his wife Josephine. Known exterior alterations to the property include: repair foundation, stucco, garage slab, sidewalk and driveway, and install new sheathing (1990); dry rot repair (1991); install new windows and doors and replace exterior stairway (1995); reroofing (1995); and replace seven windows (2014).

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of an identified historic district. The subject property is located in the Marina neighborhood on a block of buildings with similar construction dates. On the same side of the block as the subject property are single-family and multi-family buildings with similar architectural elements influenced by the Marina architectural style and range from two to four stories in height. Many of these buildings have undergone modern alterations and changes. Immediately across the street from the subject property is an elementary school that was constructed in 1930 and takes up the entire east side of the block. Although the residential portion of the subject block includes uniform construction dates and similar Marina style features, the neighborhood does not have a cohesive character of architecturally distinct buildings and is not directly related to development patterns of the Marina district neighborhood.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	10-13-15



3633 DIVISADERO ST. - front façade



OCT 27 2015

SAN FRANCISCO
PLANNING DEPARTMENT**CEQA Categorical Exemption Determination** SAN FRANCISCO
PUBLIC LIBRARY

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
367 Hamilton Street		5987/022	
Case No.	Permit No.	Plans Dated	
2015-006825ENV	201505146359	4/24/2015	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Proposed vertical addition of (N) 3rd-story. Renovation of (E) 1st & 2nd levels. Addition of (N) deck at front. Addition of stairs at rear.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form signed on October 13, 2015.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Stephanie A. Cisneros		Signature:
Project Approval Action: Building Permit It Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Stephanie Cisneros Digitally signed by Stephanie Cisneros DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2015.10.14 16:07:48 -0700
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	10/7/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	367 Hamilton Street	
Block/Lot:	Cross Streets:	
5987/022	Bacon Street & Burrows Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2015-006825ENV

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	
------------------------------------	--

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Derek Vinh (dated June 20, 2015).	
Proposed Project: Proposed vertical addition of (N) 3rd-story. Renovation of (E) 1st & 2nd levels. Addition of (N) deck at front. Addition of stairs at rear.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

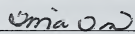
PRESERVATION TEAM COMMENTS:

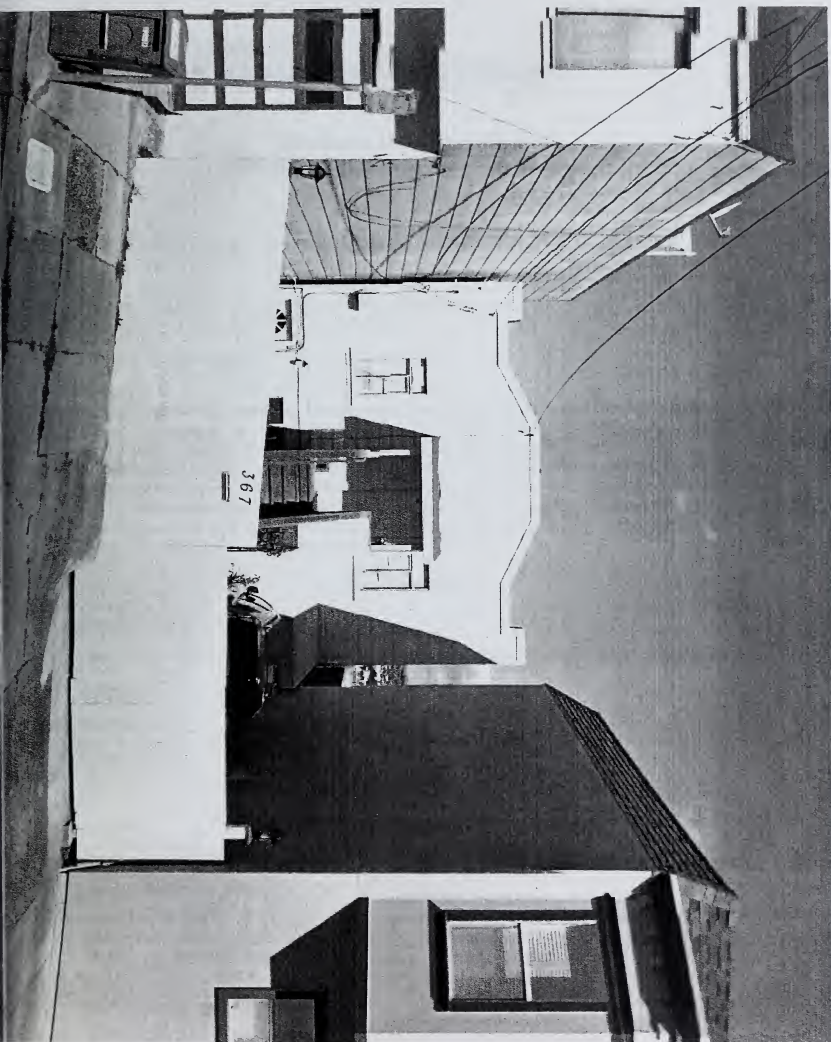
According to the Supplemental Information for Historic Resource Determination prepared by Derek Vinh (dated June 20, 2015) and information found in the Planning Department files, the subject property at 367 Hamilton Street contains a one-story over basement wood-frame single-family (multi-family?) residence constructed in 1907 (source: Spring Valley Water Tap Record). The building appears to have been constructed by original owner Richard Hartje, a millman, for he and his family. 367 Hamilton does not appear to have been constructed in any discernible architectural style and the only expressed detail is an ornamental parapet. The Hartje family owned and occupied the residence until 1920, when Antonio Restanio, a musician, purchased and occupied the property. No building permits were found prior to 1968. According to building permits found, exterior alterations to the property include: legalization of apartment downstairs (1968); repair existing front wooden stairs (2002); rebuild front stairs and porch (2002); and replace front window in same opening at first floor (2012). Visual inspection reveals that the building was raised at an unknown date to include the construction of a raised basement. The 1914, 1950 and 1990s Sanborn maps also depict alterations to the property. These include: demolition of original terra cotta chimney, changing of roofing from shingles to composition, and a lot split conducted after 1950.

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The building is of no discernible architectural style and is not distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Excelsior neighborhood within blocks that were purchased and subdivided as part of the University Mound Homestead in 1867. Although this tract experienced a handful of non-residential developments since its incorporation, the first large scale residential development wave did not occur until the 1920s. As such, the neighborhood does not have a cohesive character of architecturally related houses or residences.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	10-13-15





SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

OCT 27 2015

SAN FRANCISCO
PUBLIC LIBRARY

Certificate of Determination Exemption from Environmental Review

Case No.: 2015-005492ENV
Project Title: SFMTA Bay Area Bicycle Share Project
Project Location: Citywide in San Francisco, primarily within the public right-of-way
Project Sponsor: Heath Maddox, San Francisco Municipal Transportation Agency
(415) 701-4789
Staff Contact: Debra Dwyer - (415) 573-9031
Debra.Dwyer@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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415.558.6378

Fax:
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Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

Summary

The San Francisco Municipal Transportation Agency (SFMTA) proposes to implement a citywide bicycle sharing system in San Francisco as part of the regional Bay Area Bicycle Share (BABS) system described in detail below. The current regional bicycle share system in San Francisco is a pilot project managed by the Bay Area Air Quality Management District (BAAQMD). The regional BABS system will transfer to the Metropolitan Transportation Commission (MTC) for program oversight at the end of 2015. As part of a BABS pilot project initiated on August 29th, 2013, the system operator installed approximately 35 bicycle share stations with input from the SFMTA, comprising 350 bicycles within the public right-of-way, located generally in the northeast section of the City.

(Continues on next page.)

EXEMPT STATUS:

Categorical Exemption, Class 3 (California Environmental Quality Act (CEQA) Guidelines Section 15303).

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

Sarah B. Jones
Environmental Review Officer

October 19, 2015

Date

cc: Heath Maddox, SFMTA
Erik Jaszewski, SFMTA
Shelley Caltagirone, Preservation Planner

Historic Preservation Distribution List
Distribution List
Virna Byrd, M.D.F.

PROJECT DESCRIPTION (continued):

The proposed project would maintain and upgrade the existing 35 pilot bicycle share stations, and expand the BABS system within San Francisco to comprise a total of approximately 450 stations and 4,500 bicycles across the City and County of San Francisco (San Francisco).

Background

Bicycle sharing is a membership-based system for short-term bicycle use. Members can check a bicycle out from a network of automated bicycle stations, ride to a destination, and return the bicycle to a different station. Typically, the station network provides twice as many docking points as there are bicycles in order to ensure a dock is available when it is time to return the bicycle.

The BAAQMD launched a pilot regional bicycle sharing system in the San Francisco Bay Area on August 29, 2013 as the first public bicycle sharing service in California and the first polycentric,¹ multi-city bicycle sharing program in the United States, comprising approximately 70 stations and 700 bicycles. As BAAQMD's local partner and the project sponsor within San Francisco, the system operator at the direction of the SFMTA installed 35 BABS stations and 350 bicycles as part of the pilot program, which was found to be Categorically Exempt from CEQA under CEQA Guidelines Section 15306, Class 6 Information Collection² on May 18, 2012. See Figure 1, Pilot Locations.

In partnership with an approved vendor, MTC is funding a permanent regional bicycle sharing system. This would be an expansion of the existing pilot regional bicycle share system from 70 permanent stations and 700 bicycles to approximately 710 stations and 7,100 bicycles. Of the total number of proposed stations for the regional program, approximately 450 stations and 4,500 bicycles would service San Francisco. The remaining bicycles may be distributed between San Jose, Oakland, Emeryville, Berkeley, Mountain View, Palo Alto, and Redwood City. Responsible agencies for jurisdictions besides San Francisco would separately comply with CEQA for this bicycle sharing system within their jurisdictions. This environmental review determination applies solely to the approximately 450 stations located within the boundaries of the City and County of San Francisco (San Francisco).

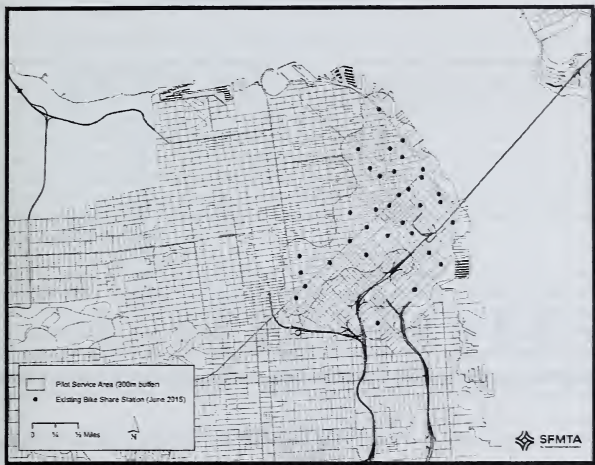
Proposed Project

As previously discussed, the SFMTA proposes to install approximately 450 stations and 4,500 bicycles throughout San Francisco. Of these totals, 35 stations and 350 bicycles were tested as part of a pilot project that was initiated on August 29, 2013, and these test locations were centered generally in the northeast section of San Francisco (Figure 1-Pilot Locations). The proposed project would maintain and upgrade these 35 pilot stations, and would install approximately 415 additional stations and 4,150 bicycles citywide.

¹ Polycentric means having more than one center (as of development or control).

² A Class 6 Categorical Exemption was issued May 18, 2012 for the pilot under Case 2012.0573E. This Categorical Exemption is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco in the case file listed or in Case File 2015-005492ENV.

Figure 1 - Pilot Locations



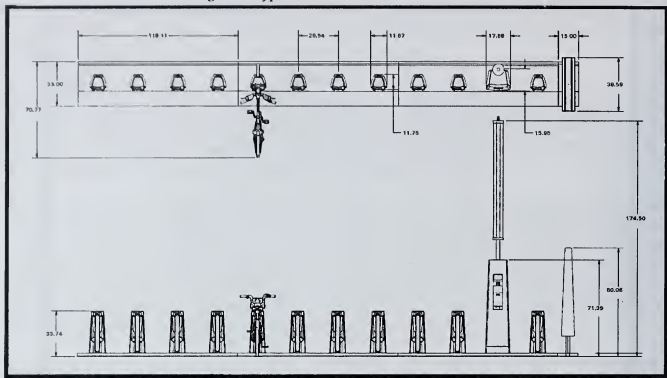
Source: San Francisco Municipal Transportation Agency

The proposed individual stations are portable, modular, and would be solar and battery powered (Figure 2, Typical Station), and would thus not involve excavation or utility connections. Each station would consist of bicycle docks, a kiosk for financial transactions and dynamic customer information, a solar mast providing power, and a panel displaying static information. Purpose-built³ tamper-proof bicycles would be docked in the stations. The stations would employ wireless smartcards and wireless networking technologies to coordinate and track bicycle pick-up, drop-off, and subscriber information. Stations can vary in length based on bicycle capacity from about 50 feet for 19 bicycle docks to 150 feet for about 59 bicycles. The stations would not exceed approximately 7 feet in depth and 14 feet 6 inches in height due to the solar panel. Due to a change in the bicycle sharing vendor operating the local program in San Francisco, the pilot stations would require minor retrofitting to work with the new system's back end.

(This space intentionally left blank.)

³ Purpose-built means that the bikes are specifically designed and manufactured to be bike share bikes. These bikes are of a proprietary design and are not available on the open market.

Figure 2 - Typical Station (Plan view and Elevation)



Source: San Francisco Municipal Transportation Agency

Note: Station dimensions are shown in centimeters. Graphic provided for informational purposes only, actual station size may differ.

Locations for the additional 415 stations have not yet been identified. However, SFMTA staff has developed a set of *Bike Share Station Placement Recommendations*⁴ that would guide the station siting within the public right-of-way, which would be used in conjunction with guidelines established in the *Better Streets Plan* and the *SFMTA Bicycle Parking Standards, Guidelines & Recommendations*. Placement of the majority of stations would be within the public right-of-way, pursuant to review by the San Francisco Public Works (Public Works) Bureau of Street Use and Mapping for conformance to City guidelines, as well as the Mayor's Office on Disability (MOD), as applicable. Most stations would be located in the on-street parking lane similar to the placement of bicycle corrals, and, though less common, on the sidewalk; however, stations could also be placed on other public or private properties, as appropriate.

If a station is placed within the parking lane, it could displace up to four (4) vehicle parking spaces. Placement of on-street stations would take into consideration existing yellow commercial freight loading zones, and would typically not displace commercial loading zones. If proposed stations would displace a commercial loading zone, SFMTA's *Bike Share Station Placement Recommendations* require relocation of the

⁴ San Francisco Municipal Transportation Agency (SFMTA). 2015. On-Street Bike Share Placement Recommendations; Sidewalk Bike Share Station Placement Recommendations. These documents are available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, as part of case 2015-005492ENV.

commercial loading zone to an alternate location within a reasonable distance of the original location, as necessary.

Stations placed on sidewalks would allow for adequate clear space to meet the City's urban design and accessibility requirements. For private properties, the station siting would conform to any legal requirement based on the location. The stations would be placed in the open where they would be seen and easily accessed by members of the public, and would be required to comply with local, State and Federal requirements. In addition to the peer-review of bicycle share station locations on the sidewalk by Public Works and MOD, proposed station locations within or adjacent to properties identified in Articles 10 and 11 of the *San Francisco Planning Code*⁵ would require notification to the Planning Department Preservation Coordinator and the San Francisco Historic Preservation Commission (HPC). All stations would adhere to minimum horizontal clearance guidelines, as shown in Table 1 below, to ensure that the station placement would not impede travel on public streets, block access to utilities, or otherwise limit the use of public rights-of-way.

In addition to the *Bike Share Station Placement Recommendations*⁶ to guide the station siting within the public right-of-way, the service area for bicycle sharing within the City was informed by a site suitability analysis. The bicycle sharing site suitability analysis considers factors such as proximity to transit stops, employment density, retail job density, proximity to bicycle infrastructure, bicycle commuters per square mile, pedestrian commuters per square mile, slope, population density, zoning, proximity of tourist sites, and per capita income when considering where to place bicycle sharing stations. In terms of station spacing, the pilot system resulted in about 14 stations per square mile. The current goal for the bicycle

Table 1 – Minimum Horizontal Clearance Guidelines

Minimum Horizontal Clearance	Object
2 feet	In-ground utilities, utility covers, man holes
3 feet	Driveway or wheelchair ramp
1.5 feet	Adjacent to curb when placed on the sidewalk
6 feet	Bus shelter
5 feet	Blue zone
5 feet	Crosswalk
8 feet	Fire escape/exit (including building entrances and transit portals)
5 feet	Low pressure fire hydrant
7.5 feet	High pressure fire hydrant

Source: San Francisco Municipal Transportation Agency

⁵ Article 10 of the *San Francisco Planning Code (Planning Code)* specifies regulations for the Preservation of Historical Architectural and Aesthetic Landmarks, and Article 11 of the *Planning Code* specifies regulations for the Preservation of Buildings and Districts of Architectural, Historical, and Aesthetic Importance in the C-3 Districts.

⁶ SFMTA. 2015. On-Street Bike Share Placement Recommendations; Sidewalk Bike Share Station Placement Recommendations. These documents are available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, as part of case 2015-005492ENV.

share program expansion is to have about 20 stations per square mile in San Francisco. Ideally, a station would be every few blocks in the densest parts of the City. It is likely that no station would be further than 0.25 miles from the next nearest station.

With respect to installation, the station components would be transported on 24-foot flatbed trucks. A truck with an articulating boom or crane would also be used to place the station components on the ground. At this time it is anticipated that there would be four batches of station installations or deployment as indicated in Table 2. Proposed Deployment Schedule.

Table 2. Proposed Deployment Schedule

Proposed Launch Date	Bikes	Stations*
June 2016	1037	80
October 1 2016	622	48
April 1 2017	1245	96
November 1 2017	1245	96
<i>Total</i>	<i>4149</i>	<i>320</i>

* estimated

The rate of installation varies, depending upon on a number of factors, including travel time, specific site conditions, the hours that deployment is allowed, and the station size. The vendor's recent deployments of comparable scale bicycle sharing systems in other cities have installed an average of five to seven stations per day resulting in one round trip per station, so two total trips per station. There would likely be 10-14 truck trips per day depending on the number of stations deployed, and each batch of installations would be between 5 and 10 days in duration. Based on the Proposed Deployment Schedule shown in Table 2, the installation would occur over an 18-month period beginning in June 2016. The proposed installation would be reviewed by the SFMTA's Transportation Advisory Staff Committee (TASC), an interdepartmental committee which also includes representatives from the San Francisco Fire Department, San Francisco Police Department, and San Francisco Public Works, that discusses proposed legislation or proposed street changes prior to implementation.

The proposed project would involve daily bicycle redistribution activities for stations once installed. These activities involve the use of utility vans or similar vehicles on an as-needed basis to rebalance the number of bicycles at station locations throughout the system in order to maintain an operable number of bicycles at every station. These vans would utilize existing commercial loading zones for such activities. The redistribution of bicycles between stations would overlap with the a.m. and p.m. peak commute periods, approximately 7 a.m. to 11 a.m. in the morning and 4 p.m. to 8 p.m. in the evening.

Project Approvals

Approval Action: The City of San Francisco, through the San Francisco Board of Supervisors (BOS) and SFMTA, would be a local partner in the Bay Area Bicycle Share Program with the Metropolitan Transportation Commission (MTC). Pursuant to Section 31.04 of the *San Francisco Administrative Code*, the

first decision by a City department or official that would rely on this exemption that would commit the City to a definite course of action in regard to the proposed project would be the execution of a coordination agreement by the BOS with MTC, other local partners in the East and South Bay, and the bicycle share operator. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the *San Francisco Administrative Code*.

Subsequently, the SFMTA would consider issuance of *Bicycle Sharing Station Permits* for the specific bicycle sharing station locations, and the operator would be required to obtain a temporary occupancy permit from San Francisco Public Works for the actual installations. *San Francisco Transportation Code Division II, Section 909* establishes the Director of Transportation's authority to grant a revocable permit to install and maintain a bicycle sharing station.

DISCUSSION OF ENVIRONMENTAL ISSUES:

CEQA Guidelines Section 15300.2 establishes exceptions to the application of a categorical exemption for a project. None of the established exceptions applies to the proposed project.

Guidelines Section 15300.2, subdivision (b), provides that a categorical exemption shall not be used where the cumulative impact of successive projects of the same type in the same place, over time, is significant. As discussed below under Cumulative Impacts, there is no possibility of a significant cumulative effect on the environment due to the proposed project.

Guidelines Section 15300.2, subdivision (c), provides that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As discussed below, there is no possibility of a significant effect on the environment due to unusual circumstances.

CEQA Guidelines Section 15300.2, subdivision (f), provides that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of a historical resource. For the reasons discussed below under Historic Resources, there is no possibility that the proposed project would have a significant effect on a historical resource.

CEQA Guidelines Section 15303, or Class 3, provides an exemption from environmental review for the construction and location of limited numbers of new, small structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The proposed project would install up to 450 bicycle sharing stations throughout San Francisco, primarily within the public right-of-way and on some parcels. Therefore, the proposed project would be exempt from environmental review under Class 3.

Aesthetics

In determining whether the proposed project would be exempt from environmental review, the Planning Department analyzed the potential for aesthetic impacts.

Bicycle facilities and infrastructure are common sights within the urban environment. The bicycle sharing station equipment is also small in scale and massing relative to surrounding buildings or sites so

that there will be minimal visual impact to the character or setting of the places where these would be located. Furthermore, the height of the bicycle docking structure, which is the primary station feature, would be below typical eye-level, so the stations would not have substantial impacts to views of historic resources. The information panels and payment kiosks are similar in scale and visual character to existing parking payment kiosks and wayfinding signage currently installed throughout the City, and they would have no substantial impact to the character of streetscapes.

As stated, the 450 bicycle sharing stations would primarily be located within the public right-of-way, typically in the parking lane, and less commonly on sidewalks. In rarer circumstances, stations could be placed on other public or private property. Besides the 35 pilot stations that were included in the pilot project, the precise locations of the additional proposed 415 stations have not been identified. However, these stations would be dispersed throughout the City with a density of between 14 and 20 bicycle sharing stations per square mile. Therefore, in any particular area of the City, the number of stations installed would be limited. The program goal is to have a station every few blocks in the densest parts of the City, but no further than 0.25 miles from the next nearest station.

Therefore, for the above reasons the proposed project would not cause an adverse visual impact since the stations would not result in a substantial impact to the character of streetscapes nor would they be located in such close proximity to one another as to result in a cumulative adverse visual impact.

Historic Resources

In determining whether the proposed project would be exempt from environmental review, the Planning Department analyzed the potential for historic resource impacts.

The proposed 450 stations would primarily be located within the public right-of-way, typically in the parking lane, and less commonly on sidewalks. In rarer circumstances, stations could be placed on other public or private property. Besides the existing 35 stations that were included in the pilot project, the precise locations of the additional proposed 415 stations have not been identified. Therefore, it is possible that stations could be installed within or adjacent to properties listed on local, state, or national historic resource registers or properties eligible for listing on local, state, or national registers. Installation located within landmark properties or districts that identify the public right-of-way as a character defining feature would require either Certificates of Appropriateness or Permits to Alter pursuant to *San Francisco Planning Code (Planning Code)* Articles 10 and 11.

The proposed project could affect public rights-of-way or publicly-accessible spaces located adjacent to or within individual historic resources or historic districts listed or eligible for listing on local, state or national historic resource registries. A Historic Resource Evaluation Response (HRER) was prepared for this project.⁷

⁷ Planning Department. 2015. *Historic Resource Evaluation Response for Bay Area Bicycle Share Expansion*. A copy of this document is attached.

The proposed stations are portable, modular, and would be solar and battery powered, thus not involving bolting to existing paving materials, excavation or utility connections.⁸ The stations would consist of bicycle docks, a kiosk, a solar mast, and an information panel. Stations vary in size based on bicycle capacity, though they would not exceed approximately 7 feet in depth, 14'-6" in height (solar panel and mast), and up to 150 feet in length.

SFMTA has developed a set of *Bike Share Station Placement Recommendations* to guide station siting, to be used in conjunction with the *Better Streets Plan* and the *SFMTA Bicycle Parking Standards, Guidelines & Recommendations*. Placement of the majority of stations would be within the public right-of-way, typically in the parking lane, and less commonly on the sidewalk. In rarer circumstances, stations could be placed on other public or private properties.

Given the limited size and number of the stations per City neighborhood, in addition to the requirements to ensure station placement is compatible with nearby historic properties and districts, the Planning Department has determined that the project would conform to the *Secretary of the Interior's Standards and Guidelines for the Treatment of Historical Properties* as discussed in more detail below. Therefore, the proposed project will not cause a significant adverse impact to any historic resources. Based on information submitted by the project sponsor, it appears that the installation of the bike share stations will specifically conform to Standards 9 and 10:

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Station equipment would not be bolted to the ground, so that no historic paving materials would be altered by the project. The equipment would also be small in scale and massing relative to historic buildings or sites so that there would be minimal visual impact to the character or setting of the places. In most cases, station equipment would be a minimum distance of 6 feet from any building wall. In the relatively few situations in which stations are located immediately adjacent to a building wall of a historic property, all equipment would be held a minimum of 8 feet from entrances. Entrances are typically character-defining features of historic buildings, but this distance would buffer any visual impact to the historic feature. Furthermore, the height of the bicycle docking structure, which is the primary station feature, would be below typical eye-level, so the stations would not have substantial impacts to views of historic resources. The information panels and payment kiosks would be similar in scale and visual character to existing parking payment kiosks and wayfinding signage currently installed throughout the

⁸ Installation of a station requires that a truck physically place the station in its proposed location. Due to the weight of these stations, no other construction activities are required for installation.

City, and they would have no substantial impact to the character of streetscapes adjacent to or within historic sites and districts. Lastly, all of the bicycle share station equipment could be removed without leaving any trace of its installation so that the work would be entirely reversible. For these reasons, the proposed project would not result in a significant adverse impact to historic resources.

Pursuant to the *Bike Share Station Placement Recommendations* to guide station siting, to be used in conjunction with the *Better Streets Plan* and the *SFMTA Bicycle Parking Standards, Guidelines & Recommendations*, any installation(s) on the property of, or adjacent to properties or public rights of way in Articles 10 or 11 of the *Planning Code* would be required to send notice to the Preservation Coordinator of the San Francisco Planning Department and the Historic Preservation Commission. Such installations may require issuance of a Certificate of Appropriateness or approval of a Permit to Alter, which would be reviewed by Planning Department Preservation staff and in some cases by the Historic Preservation Commission.

In light of the above, the proposed project would not result in a significant impact to historic resources.

Transportation

In determining whether the proposed project would be exempt from environmental review, the Planning Department analyzed the potential for transportation-related project impacts.

Traffic

The proposed project would involve the use of vans in order to redistribute bicycles throughout the BABS system on a daily basis. During the pilot project's one-year evaluation period of September 2013 to August 2014, BAAQMD found that redistribution trucks generated 16,879 vehicle trips (a median of 46 vehicle trips per day) and 84,397 vehicles miles traveled (VMT) within San Francisco over the duration of the bicycle sharing pilot project. The proposed project would result in a more than ten-fold increase in the number of BABS stations and bicycles, from 35 stations and 350 bicycles in the pilot to 450 stations and 4,500 bicycles proposed as part of the project. As such, the proposed project would generate vehicle trips beyond the levels found in the pilot project. Conservatively scaling the daily trips as a result of the pilot in proportion to the increase in the number of stations, an estimated 591 daily vehicle trips would be generated by the proposed project. The redistribution trips would be split between two periods, 7 a.m. to 11 a.m. in the morning and between 4 p.m. to 8 p.m. in the evening, overlapping with daily commute periods. However, these trips would be geographically dispersed throughout San Francisco, and would not result in a substantial traffic increase citywide or in any one City area relative to the existing capacity of San Francisco's street system. The traffic increase at specific intersections would not be substantial or noticeable, nor would this increase in vehicle volumes contribute considerably to existing poor operating conditions at intersections.

Because the BABS stations would be located primarily in the curb parking lane or on the sidewalk, implementation of BABS would not substantially affect traffic operating conditions or travel lane operations. In light of the above, the proposed project would result in less-than-significant impacts related to traffic.

Transit

The proposed project would expand the BABS system implemented under the pilot project to approximately 450 stations and 4,500 bicycles, which would be located in the public right-of-way, primarily in curb parking lanes or on sidewalks. Thus, installation of BABS stations would not substantially affect transit operations citywide. The SFMTA's *Bike Share Station Placement Recommendations* identify conditions under which stations could be placed on the sidewalk within a bus zone without impeding bus stop operations, such as passengers waiting at the bus stop, boarding or alighting. The recommendations outline minimum and preferred clearances for station siting near bus shelters, which are six (6) feet and eight (8) feet, respectively. Therefore, the proposed project would not significantly impact transit operations.

Pedestrians

The proposed project would place approximately 450 stations comprising 4,500 bicycles throughout the City, some of which would be placed on the sidewalk. SFMTA's *Bike share Station Placement Recommendations* indicate that the proposed stations must maintain a minimum of six (6) feet of width for a clear path of pedestrian travel, free of obstacles, including bicycles docked at the station. The recommendations also require that BABS stations not obstruct curb ramps; not obstruct crosswalks; comply with Americans with Disabilities Act (ADA) requirements; and minimize potential pedestrian tripping hazards. The station locations would also be evaluated post-implementation and could potentially be removed or relocated to maintain desirable conditions for pedestrian circulation. Therefore, the proposed project, implemented in accordance with the aforementioned recommendations, would result in less-than-significant impacts related to pedestrians.

Bicycles

Bicyclists would benefit from the implementation of the BABS system. The stations would provide bicyclists with an additional transportation option, as well as allow for increased bicycling opportunities when connecting with other modes of transportation where storage or transport of one's personal bicycle may be a hindrance. The additional 4,150 bicycles for a total of 4,500 bicycles would be utilized for short-term trips and would be dispersed throughout the City such that existing bicycle facilities would not be overwhelmed or result in hazardous conditions for bicyclists. Thus, the proposed project would not result in significant impacts on bicyclists.

Loading

In addition to the 35 pilot stations implemented as part of the 2013 pilot, the proposed project would install approximately 415 BABS stations for a total of 450 stations and 4,500 bicycles, which would be primarily located within curbside parking lanes or on sidewalks. As previously discussed, the proposed project would necessitate daily redistribution activities, which would involve utility vans or similar vehicles picking up bicycles at certain stations and dropping them off at other stations. These vans would utilize existing commercial loading zones for such activities. The redistribution of bicycles between stations would typically overlap with the a.m. and p.m. peak commute periods, approximately 7 a.m. to 11 a.m. in the morning and 4 p.m. to 8 p.m. in the evening. Loading data was collected as part of the 2013 BABS pilot, and is summarized in Table 3, Loading Activities.

Table 3 - Loading Activities Related to the Redistribution of Bicycles between Bicycle Share Stations

Location	Average Number of Stops per Day	Average Time (min) per Stop
All SF Stations	0.93	5.80
Stations with a High Number of Redistribution Stops (6)	2.84	4.08
Stations with a Medium Number of Redistribution Stops (11)	0.87	8.51
Stations with a Low Number of Redistribution Stops (18)	0.34	8.79
Stations with High Avg Time per Stop (5)	0.54	18.40
Stations with Med Avg Time per Stop (13)	0.57	8.05
Stations with Low Avg Time per Stop (17)	1.32	4.69

Source: San Francisco Municipal Transportation Agency

As shown in Table 3 above, the vans averaged approximately one daily stop per station across the network, with stop duration averaging about six minutes. Vans stopped at some stations up to approximately four times in a day, likely indicating those stations had high bicycle turnover rates. In addition, some stations required vans to stop for up to approximately 18 minutes. About half of the pilot locations did not require a van stop every day. Additionally, for about half of the pilot locations, the van was at the location for about 5 minutes or less. These loading activities are not atypical for San Francisco and are the best available indication for loading activities that would result from the proposed project, although such activities would be more frequent given the increased number of stations citywide. It is likely that loading activities for the proposed project would be sufficiently accommodated by existing loading zones citywide. If loading activities expand to a greater degree than could be accommodated by existing loading zones, the SFMTA would install additional commercial loading zones as needed to support the bicycle redistribution necessary to maintain the program. The addition of commercial loading zones would be achieved by the conversion of on-street parking spaces into commercial loading zones.

If a station is placed within the parking lane, it could displace up to four (4) vehicle parking spaces. Placement of on-street stations would take into consideration existing yellow commercial freight loading zones, and would typically not displace commercial loading zones. If proposed stations would displace a commercial loading zone, SFMTA's *Bike Share Station Placement Recommendations* require relocation of the commercial loading zone to an alternate location within a reasonable distance of the original location, as necessary. Therefore, the proposed project would result in a less-than-significant impact on commercial loading.

Emergency Access

In addition to the 35 pilot stations implemented as part of the pilot, the proposed project would expand the BABS system by 415 stations to approximately 450 stations and 4,500 bicycles, which would be located in the public right-of-way primarily within curb parking lanes or on sidewalks. Thus, the installation of BABS stations would not affect emergency operations within travel lanes. SFMTA's *Bike*

Share Station Placement Recommendations outlines conditions for station placement in regards to emergency access. The stations would not be placed in front of fire hydrants, positioned over water valves, or installed to obstruct access to fire protection equipment. Therefore, the proposed project would not result in a significant impact on emergency access.

Transportation-related Construction

In addition to the 35 pilot stations implemented as part of the pilot, the proposed project would install approximately 415 BABS stations for a total of 450 stations and 4,500 bicycles, which would be primarily located within curb parking lanes or on sidewalks. As indicated in the project description, the installation would not require construction. Instead, station components would be transported on 24-foot flatbed trucks, and a truck with an articulating boom or crane would also be used to place the station components on the ground. It is anticipated that there would be four batches of station installations or deployment as indicated in Table 2 above. Each of the four batches would be installed over a five to ten day period and would result in 10-14 truck trips per day depending on the number of stations deployed. The truck trips would be dispersed throughout the City with about two trips per location. This work is limited in duration, and as described above would be coordinated through TASC. Therefore, the installation of the proposed project would result in less-than-significant transportation-related construction impacts.

Parking

In addition to the 35 pilot stations implemented as part of the pilot, the proposed project would install approximately 415 BABS stations for a total of 450 stations and 4,500 bicycles, which would be primarily located within curb parking lanes or on sidewalks. There would be no loss of parking for stations located on the sidewalk or on a parcel. Each station within the parking lane could displace up to four (4) vehicle parking spaces. While the number of on-street locations for such stations has not yet been determined, the loss of up to four (4) vehicle parking spaces at each potential location would result in the removal of up to 1,350 parking spaces citywide. This would be a minor reduction in the total number of on-street parking spaces relative to the overall on street parking supply Citywide.

Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel. While parking conditions change over time, a substantial shortfall in parking caused by a project that creates hazardous conditions or significant delays to traffic, transit, bicycles or pedestrians could adversely affect the physical environment. Whether a shortfall in parking creates such conditions will depend on the magnitude of the shortfall and the ability of drivers to change travel patterns or switch to other travel modes. If a substantial shortfall in parking caused by a project creates hazardous conditions or significant delays in travel, such a condition could also result in secondary physical environmental impacts (e.g., air quality or noise impacts caused by congestion), depending on the project and its setting. The absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service or other modes (walking and biking), would be in keeping with the City's "Transit First" policy and numerous San Francisco General

Plan Policies, including those in the Transportation Element. The City's Transit First Policy, established in the City's Charter Article 8A, Section 8A.115, provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. The secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area, and thus choose to reach their destination by other modes (i.e. walking, biking, transit, taxi). If this occurs, any secondary environmental impacts that may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the associated air quality, noise and pedestrian safety analyses, would reasonably address potential secondary effects.

In light of the above, the proposed project would not result in a substantial parking shortfall that would create hazardous conditions or significant delays affecting traffic, transit, bicycles or pedestrians. Therefore, the proposed project would not result in significant impacts related to parking.

Air Quality

In accordance with the state and federal Clean Air Acts, air pollutant standards are identified for the following six criteria air pollutants: ozone, carbon monoxide (CO), particulate matter (PM), nitrogen dioxide (NO₂), sulfur dioxide (SO₂) and lead. These air pollutants are termed criteria air pollutants because they are regulated by developing specific public health- and welfare-based criteria as the basis for setting permissible levels. The Bay Area Air Quality Management District (BAAQMD) in their *CEQA Air Quality Guidelines* (May 2011), has developed screening criteria to determine if projects would violate an air quality standard, contribute substantially to an air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants within the San Francisco Bay Area Air Basin. If a proposed project meets the screening criteria, then the project would result in less-than-significant criteria air pollutant impacts. The BABS expansion project would not exceed criteria air pollutant screening levels for construction.⁹

Once operational, the proposed project would involve the use of utility vans in order to redistribute bicycles throughout the BABS system on a daily basis. The BAAQMD *CEQA Air Quality Guidelines* (May 2011) air quality screening criteria address types of land use development but do not address projective such as the BABS expansion project. Based upon information collected by the SFMTA during the pilot project, the redistribution vehicle trips may be concentrated in the northeast quadrant of the City as well as in and around Golden Gate Park. As discussed in the Transportation section above, redistribution activities for the proposed project would result in approximately 591 daily vehicle trips split between two time periods each day, 7 a.m. to 11 a.m. and 4 p.m. to 8 p.m. However, the emissions from this volume of daily vehicle trips would be dispersed throughout the City and would not be considered substantial in the context of regional air quality.

⁹ Bay Area Air Quality Management District, *CEQA Air Quality Guidelines*, Updated May 2011. Section 3-5.

In addition to criteria air pollutants, individual projects may emit toxic air contaminants (TACs). TACs collectively refer to a diverse group of air pollutants that are capable of causing chronic (i.e., of long-duration) and acute (i.e., severe but short-term) adverse effects to human health, including carcinogenic effects. In response to growing concerns of TACs and their human health effects, the San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes, generally referred to as the Enhanced Ventilation Required for Urban Infill Sensitive Use Developments or Health Code, Article 38 (Ordinance 224-14, effective December 8, 2014)(Article 38). The purpose of Article 38 is to protect the public health and welfare by establishing an Air Pollutant Exposure Zone and imposing an enhanced ventilation requirement for all urban infill sensitive use development within the Air Pollutant Exposure Zone. Projects within the Air Pollutant Exposure Zone require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations or add emissions to areas already adversely affected by poor air quality.

The potential BABS station locations could be located within the City's Air Pollutant Exposure Zone. The Article 38 requirements for land use development would not apply to the proposed project. The installation of the stations would not require construction or excavation, but would require the use of a 24-ft flatbed truck and crane to place each station. This equipment would emit diesel particulate matter (DPM), a TAC. However, these emissions would be short-term and variable in nature and would not be expected to expose sensitive receptors to substantial air pollutants. Furthermore, the proposed project would be subject to, and comply with, California regulations limiting idling to no more than five minutes,¹⁰ which would further reduce nearby sensitive receptors exposure to temporary and variable TAC emissions. Therefore, TAC emissions during the deployment activities would not result in a significant impact with respect to exposing sensitive receptors to substantial levels of air pollution.

In conclusion, the proposed project would not result in significant impacts related to air quality.

Cumulative Impacts

CEQA State Guidelines Section 15300.2(b) provides that a categorical exemption shall not apply if significant impacts would result over time from successive projects of the same type in the same place. In addition to the 35 pilot stations implemented as part of the pilot project, the proposed project would involve the installation of approximately 415 stations and 4,150 bicycles for a total of 450 stations and 4,500 bicycles throughout the City when the bicycle share project is fully implemented. As discussed above, the installation and operation of the BABS system (stations, associated bicycles, and redistribution activities) would not result in significant impacts related to aesthetics, historic resources, transportation, or air quality. The environmental impacts of the project would not have the potential to result in cumulative impacts since all of the proposed expansion stations would be installed at separate locations that would comply with the *Bike Share Station Placement Recommendations* in conjunction with the *Better Streets Plan* and the *SFMTA Bicycle Parking Standards, Guidelines & Recommendations*, and be distributed to result in a station density of between 14 and 20 bicycle sharing stations per square mile. For the reasons set forth above, this project would not result in a significant cumulative impact or a cumulatively

¹⁰ California Code of Regulations, Title 13, Division 3, § 2485. This regulation applies to on-road heavy duty vehicles and not off-road equipment.

considerable contribution to a significant cumulative impact on historic resources, aesthetics, transportation, or air quality, or on other environmental topics.

Conclusion

The proposed project satisfies the criteria for exemption under the above-cited classification. In addition, none of the CEQA Guidelines Section 15300.2 exceptions to the use of a categorical exemption applies to the proposed project. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner: Debra Dwyer
(415) 575-9031
debra.dwyer@sfgov.org

Preservation Planner: Shelley Caltagirone
(415) 558-6625
shelley.caltagirone@sfgov.org

Project Address: Bay Area Bicycle Share Expansion (450 Locations)

Block/Lot: Various Blocks and Lots

Case No.: 2015-005492ENV

Date of Review: September 4, 2015

PART I: HISTORIC RESOURCE EVALUATION

Building and Property Description

The Bay Area Bicycle Share Expansion Project involves installation of 450 bike share stations and 4,500 bicycles throughout the City and County of San Francisco. Of these totals, 35 stations and 350 bicycles currently exist in the northeast section of the City as part of a pilot project initiated on August 29, 2013. Placement of the majority of stations would be within the public right-of-way, typically in the parking lane, and less commonly on the sidewalk. In rarer circumstances, stations could be placed on other public or private properties.

Pre-Existing Historic Rating / Survey

Locations for the 450 bicycle share stations have not been identified; therefore, it is assumed that stations could be installed within or adjacent to properties listed on local, state, or national historic resource registers or properties eligible for listing on local, state, or national registers. Installation located within landmark properties or districts that identify the public right-of-way as a character defining feature would require either Certificates of Appropriateness or Permits to Alter pursuant to Planning Code Articles 10 and 11.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

The proposed project could affect public rights-of-way or publicly-accessible spaces located adjacent to or within individual historic resources or historic districts listed or eligible for listing on local, state or national historic resource registries.

CEQA Historic Resource Determination

- ☒ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District
- ☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 9-1-2015

PART II: PROJECT EVALUATION

Proposed Project

☐ Demolition

☒ Alteration

Project Description

The Bay Area Bicycle Share Expansion Project involves installation of 450 bike share stations and 4,500 bicycles throughout the City and County of San Francisco. Of these totals, 35 stations and 350 bicycles currently exist in the northeast section of the City as part of a pilot project initiated on August 29, 2013. The proposed stations are portable, modular, and would be solar and battery powered, thus not involving bolting to existing paving materials, excavation or utility connections. The stations would consist of bicycle docks, a kiosk, a solar mast, and an information panel. Stations vary in size based on bicycle capacity, though they would not exceed approximately 6'-11" in depth, 14'-6" in height (solar panel and mast), and 150' in length.

SFMTA has developed a set of Bike Share Station Placement Recommendations to guide station siting, to be used in conjunction with the Better Streets Plan and the SFMTA Bicycle Parking Standards, Guidelines & Recommendations. Placement of the majority of stations would be within the public right-of-way, typically in the parking lane, and less commonly on the sidewalk. In rarer circumstances, stations could be placed on other public or private properties.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The Department finds that the project meets the Secretary of the Interior Standards and, therefore, will not cause a significant adverse impact to any historic resources. Based on information submitted by the project sponsor, it appears that the installation of the bike share stations will specifically conform to Standards 9 and 10:

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be

differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Station equipment will not be bolted to the ground, so that no historic paving materials would be altered by the project. The equipment is also small in scale and massing relative to historic buildings or sites so that there will be minimal visual impact to the character or setting of the places. In most cases, station equipment will be a minimum distance of 6' from any building wall. In the relatively few situations in which stations are located immediately adjacent to a building wall, all equipment would be held a minimum of 8' distant from entrances. Entrances are typically character-defining features of historic building, but this distance would buffer any visual impact to the historic feature. Furthermore, the height of the bicycle docking structure, which is the primary station feature, would be below typical eye-level, so the stations would not have substantial impacts to views of historic resources. The information panels and payment kiosks are similar in scale and visual character to existing parking payment kiosks and wayfinding signage currently installed throughout the City, and they would have no substantial impact to the character of streetscapes adjacent to or within historic sites and districts. Lastly, all of the bicycle share station equipment can be removed without leaving any trace of its installation so that the work is entirely reversible. For these reasons, the proposed project would have no significant adverse impact to historic resources.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 9-1-2015

cc: Vernaliza Byrd, Environmental Division/ Historic Resource Impact Review File





SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: October 21, 2015
TO: Historic Resources Distribution List
FROM: Jeanie Poling, Environmental Planning
RE: 2720 Lyon Street (2014-000595ENV)

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

The attached exemption determination replaces the rescinded exemption determination issued on December 12, 2014. The attached exemption identifies that the project is located within an eligible historic district.

GOVERNMENT
DOCUMENTS DEPT

NOV 18 2015

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SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2720 Lyon Street		0948/031	
Case No.	Permit No.	Plans Dated	
2014-000595ENV		9/22/14	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Construct roof deck with stair and elevator penthouse and windscreens. Rear horizontal addition, facade alterations, excavation, and interior remodel.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☒	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☒	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	
Archeological review completed 12/3/2014. Project fill follow recommendations of 10/27/14 Earth Science Consultants geotechnical investigation.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☒	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☒	9. Other work that would not materially impair a historic district (specify or add comments): The proposed additions will not impair the significance of the eligible Cow Hollow First Bay Tradition historic district. (Requires approval by Senior Preservation Planner/Preservation Coordinator) Tim Frye
☐	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): Subject building is not individually eligible, but is located within and eligible historic district.	
Preservation Planner Signature: Gretchen Hilyard	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Gretchen A. Hilyard		Signature: Gretchen Hilyard
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Digitally signed by Gretchen Hilyard DN: cn=Gretchen Hilyard, o=City Planning, ou=Current Planning, email=Gretchen.Hilyard@sf.gov Date: 2015.10.20 15:56:46 -0700
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date:		Date of Form Completion	12/8/2014
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PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	2720 Lyon Street	
Block/Lot:	Cross Streets:	
0948/031	Union Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014-000595ENV

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration
		☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	9/22/2014
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PROJECT ISSUES:
☒ Is the subject Property an eligible historic resource?
☐ If so, are the proposed changes a significant impact?
Additional Notes:
Submitted: Supplemental Information Form prepared by Jeffrey Eade (dated 9/22/2014).
Proposed Project: Construct roof deck with stair and elevator penthouse and windscreens, rear horizontal addition, facade alterations and excavation.

PRESERVATION TEAM REVIEW:	
Historic Resource Present	
☐ Yes ☒ No * ☐ N/A	
Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance:
☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment	☐ Yes	☒ No	
Needs More Information	☐ Yes	☒ No	
Requires Design Revisions	☐ Yes	☒ No	
Refer to Residential Design Team	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS

According to the Supplemental Information Form for Historic Resource Determination prepared by Jeffrey Eade (dated 9/22/2014) and information found in the Planning Department files, the subject property at 2720 Lyon Street contains a 2-story-over garage, wood frame single-family residence designed in a vernacular tradition consistent with 1920s architectural detailing. The building was constructed in ca. 1923 by an unknown architect/builder. The building is located in the Cow Hollow neighborhood of San Francisco. Known exterior alterations to the property include: infilling windows (1972), enlargement of garage door and termite repair at front (1972), repair and replace stucco (1973), cut arch opening in front stairway (1973), renovate parapet (1995), replace and enlarge existing deck (1997), installation of in-ground swimming pool (1999).

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is a non-descript example of a vernacular single-family residence. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located in the Cow Hollow neighborhood in an area with a variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. The subject block face contains a collection of single-family vernacular, revival, and modern style buildings that were constructed between 1913-1969. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator	Date
<i>Ormaiz</i>	12-12-14

2770 Lyon Street



Subject property-front façade



SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT.

NOV 18 2015

SAN FRANCISCO
PUBLIC LIBRARY

ENVIRONMENTAL EVALUATION APPLICATION COVER MEMO - PUBLIC PROJECTS ONLY

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

Please attach this memo along with all necessary materials to the Environmental Evaluation Application.

Project Address and/or Title:	Pioneer Park, 1 Telegraph Hill Blvd, Lighting Improvements
Project Approval Action:	Approval of the restaurant block and street vacation by SFDPD; Approval of the lighting plan by Dawn Kennaithen, Director of Capital and Planning at SFDPD
Will the approval action be taken at a noticed public hearing? ☒ YES* ☐ NO	
* If YES is checked, please see below.	

IF APPROVAL ACTION IS TAKEN AT A NOTICED PUBLIC HEARING, INCLUDE THE FOLLOWING CALENDAR LANGUAGE:

End of Calendar: CEQA Appeal Rights under Chapter 31 of the San Francisco Administrative Code If the Commission approves an action identified by an exemption or negative declaration as the Approval Action (as defined in S.F. Administrative Code Chapter 31, as amended, Board of Supervisors Ordinance Number 161-13), then the CEQA decision prepared in support of that Approval Action is thereafter subject to appeal within the time frame specified in S.F. Administrative Code Section 31.16. Typically, an appeal must be filed within 30 calendar days of the Approval Action. For information on filing an appeal under Chapter 31, contact the Clerk of the Board of Supervisors at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102, or call (415) 554-5184. If the Department's Environmental Review Officer has deemed a project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained on-line at <http://sf-planning.org/index.aspx?page=3447>. Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

Individual calendar items: This proposed action is the Approval Action as defined by S.F. Administrative Code Chapter 31.

THE FOLLOWING MATERIALS ARE INCLUDED:

- ☐ 2 sets of plans (11x17)
- ☒ Project description
- ☒ Photos of proposed work areas/project site
- ☐ Necessary background reports (specified in EEA)
- ☐ MTA only: Synchro data for lane reductions and traffic calming projects



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
RPD Coit Tower Food Kiosk		0086/012, 0079/008, and Greenwich Street right-of-way	
Case No.	Permit No.	Plans Dated	
2015-005093ENV		N/A	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Install refreshment kiosk at west side of parking lot north of Coit Tower; vacate small portion of Greenwich (paper) Street and transfer property to RPD to install kiosk.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☒	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☒	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☒	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments): See attached Preservation Team Review Form.
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☐	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): _____
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Pilar LaValley	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.				
☒	No further environmental review is required. The project is categorically exempt under CEQA.				
<table border="1"> <tr> <td>Planner Name: Pilar LaValley</td> <td>Signature: Pilar LaValley</td> </tr> <tr> <td>Project Approval Action: BOS lease agr.&st.vacation If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</td> <td> Digitally signed by Pilar LaValley DN: cn=org, cn=sf.gov, cn=cityplanning, cn=CityPlanning, ou=Current Planning, ou=Pilar LaValley, email=pilar.lavalley@sfgov.org Date: 2015.10.26 17:12:32 -07'00' </td> </tr> </table>		Planner Name: Pilar LaValley	Signature: Pilar LaValley	Project Approval Action: BOS lease agr.&st.vacation If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Digitally signed by Pilar LaValley DN: cn=org, cn=sf.gov, cn=cityplanning, cn=CityPlanning, ou=Current Planning, ou=Pilar LaValley, email=pilar.lavalley@sfgov.org Date: 2015.10.26 17:12:32 -07'00'
Planner Name: Pilar LaValley	Signature: Pilar LaValley				
Project Approval Action: BOS lease agr.&st.vacation If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Digitally signed by Pilar LaValley DN: cn=org, cn=sf.gov, cn=cityplanning, cn=CityPlanning, ou=Current Planning, ou=Pilar LaValley, email=pilar.lavalley@sfgov.org Date: 2015.10.26 17:12:32 -07'00'				
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.					



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	Date of Form Completion 10/26/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Pilar LaValley	RPD Coit Tower food kiosk	
Block/Lot:	Cross Streets:	
0086/012 & 0079/008		
CEQA Category:	Art. 10/11:	BPA/Case No.:
Category A	Landmark #165	2015-005093ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	10/22/15 - refreshment kiosk
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PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☒	If so, are the proposed changes a significant impact?
Additional Notes:	
Coit Tower is designated as City Landmark #165. Coit Memorial Tower is listed on the National Register of Historic Places (1/29/2008). Pioneer Park is included in the National Register listing as a contributing resource to Coit Tower.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☒ Yes	☐ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 -Persons:	☐ Yes ☒ No	Criterion 2 -Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☒ Yes ☐ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:	1933-1934	Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☒ Yes	☐ No	☐ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

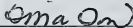
PRESERVATION TEAM COMMENTS:

Coit Memorial Tower is listed on the National Register under Criterion 3 (Architecture) as an excellent example of the Depression era Public Works of Art Project (PWAP) and American Scene art movement for the interior frescoes and murals. Coit Tower is also designated a San Francisco Landmark #165 - this designation notes the Tower's significant associations with architect, Arthur Brown Jr., and with Lillie Hitchcock Coit, who funded the Tower's construction. Pioneer Park, where the Tower is located, appears to be a contributing resource to the Tower's historic, although not designed setting.

The Art Deco structure consists of a 180-foot tall fluted, reinforced concrete tower on a polygonal base. Near the top of the tower, a series of arches provide an open-air observation deck. The exterior is clad with stucco and there are narrow steel casement windows at lower levels as well as several bronze plaques and signs at the building base. On the interior are fresco murals depicting scenes of California life. Pioneer Park, located at the apex of Telegraph Hill, is accessed by several stairs and a curving street that ends in a circular parking lot. Along the edge of the parking lot is a concrete sidewalk and low concrete wall; the eastern portion of the wall steps down the hill.

The proposed refreshment kiosk will be a small (approximately 12' L by 9' W by 10' H), wood-frame structure on concrete footings at the west side of the parking lot. The structure will have wood walls and metal shed roof painted dark green. Rows of small wood-frame windows will frame the east-facing service windows, which will be enclosed with a roll-down grille, and metal letters will be affixed to the top edge of the roof. The west wall, facing the park and stairs, will be covered with a metal mesh for a "living," or "green" wall. Access to the kiosk will be through a wood and glass door; a wood walkway with wood guardrail will lead to the kiosk. In order to access the walkway, a small area of rock wall at the existing stair will be removed.

With the exception of the rock wall at stair, the kiosk will not damage or destroy distinctive features or materials that characterize Coit Tower or Pioneer Park. The kiosk design incorporates the low concrete wall that outlines the parking lot and is located within the landscaping to preserve the setting of the tower and to allow the kiosk to blend into the landscaping as much as possible. The simple utilitarian design and wood-frame construction of the kiosk appropriately differentiates it from the Tower while it also relating it to the park setting of the Tower. With the simple construction, the kiosk could be removed in the future without impacting the integrity of the property. As proposed, the kiosk appears to be compatible with Coit Tower and Pioneer Park in conformance with the Secretary's Standards.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	10-26-2015



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PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
325 29th Avenue		1404/006
Case No.	Permit No.	Plans Dated
2015-008674ENV		7/9/2015
☐ Addition/ Alteration	☒ Demolition (requires HRER if over 45 years old)	☒ New Construction ☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Demolition of an existing one-story over garage single family home and construction of a four-story, two-unit residential building.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an Environmental Evaluation Application is required.	
☐	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☒	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an Environmental Evaluation Application is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Lana Russell-Hurd	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

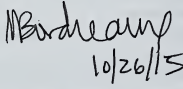
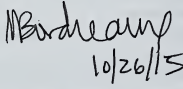
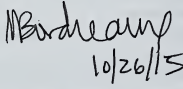
Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): PTR dated 10/26/15
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Marcelle Boudreaux San Francisco Planning Department 1555 Market Street, Suite 400 San Francisco, CA 94102-4400 (415) 355-3100	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.				
☒	No further environmental review is required. The project is categorically exempt under CEQA.				
<table border="1"> <tr> <td>Planner Name: M Boudreaux</td> <td>Signature: </td> </tr> <tr> <td>Project Approval Action: Building Permit It Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</td> <td>10/26/15</td> </tr> </table>		Planner Name: M Boudreaux	Signature: 	Project Approval Action: Building Permit It Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	10/26/15
Planner Name: M Boudreaux	Signature: 				
Project Approval Action: Building Permit It Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	10/26/15				
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.					

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	

CATEX FORM**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date: _____ Date of Form Completion 10/21/2015

PROJECT INFORMATION:

Planner:	Address:	
M Boudreaux	325 29th Avenue	
Block/Lot:	Cross Streets:	
1404/006	California/Clement	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	None filed

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☐ Alteration	☒ Demo/New Construction

DATE OF PLANS UNDER REVIEW: 07/09/15

PROJECT ISSUES:

☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
HRE Part 1 prepared by Johanna Street, dated June 12, 2015	
Proposed Demolition of 1-story, single-family dwelling and Construction of a 4-story, 2-unit residential building.	

PRESERVATION TEAM REVIEW:

Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

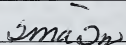
The subject property at 325 29th Avenue is a one-story, gable-roofed Craftsman bungalow built in 1909 by the John Brickell Company. Heavy wooden brackets support a gabled entry overhang, defining an entry porch accessed by a short staircase at the main facade. The main gabled roof is supported by heavy wooden brackets. Original wood windows with muntins and trim are present at the front bay and in the small attic window. Architect Charles H. Barrett is listed on the building permit. In 1928, a permit was issued to add a partially sunken garage. Aluminum siding was permitted as an exterior cladding in 1961.

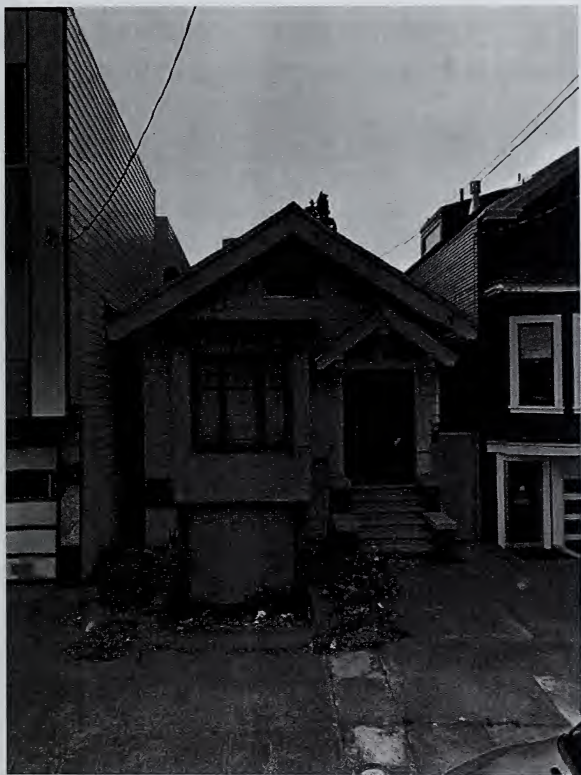
The John Brickell Company engaged in purchasing large tracts of undeveloped land to develop general plans and subdivide into individual lots. Joseph D. St. Clair, a tax collector, and his wife Ellen, are listed as first occupants from c1911-1913. The property was sold to Alice G. Newton in 1912, however, it appears the subject property was rented out to numerous people until its sale to the Gschwend family in 1921. Members of the Gschwend family owned and occupied the property until 1957, when it was sold to Ah-Yoke and Ruth Fong, who then sold it to Armistice Smith (Gray), a postal employee, in 1959, and was held in this family until the 2015 sale.

The architect Charles H. Barrett had offices at 417 Montgomery Street, and designed residences and apartment buildings in San Francisco, and on the peninsula. He is associated with three apartment buildings within the Lower Nob Hill Apartment Hotel District (National Register): 897 Hyde Street (1908), 1060 Bush Street (1912) and 830 Bush Street (1923-24). 325 29th Avenue is a simple Craftsman bungalow, not an example of the most expressive example by this architect. The garage addition and metal siding have reduced integrity.

The block contains buildings primarily constructed between circa 1901 and 1925. There exists a variety of architectural styles, including simple Victorian, Colonial Revival, Craftsman, Italianate and contemporary. Little uniformity exists on the block.

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). This property is not a highly expressed example of the architectural style (Criterion 3) for listing in the California Register of Historic Resources, respectively. Therefore, 325 29th Avenue is not eligible for listing in the California Register either individually or as part of a district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	10-26-2015



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SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
4320 24th Street		2829/030	
Case No.	Permit No.	Plans Dated	
2015-006856ENV		5/12/2015	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Interior remodel and one-story addition to existing two-story single-family residence. Horizontal rear expansion of room and deck at ground floor. Reconfiguration of one-car garage to allow one additional vehicle parking space. Structural work as required.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): PTR dated 10/26/15
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Marcelle Boudreaux Print name and title of the person who is the Preservation Planner for the project. Do not sign for anyone else.	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.				
☒	No further environmental review is required. The project is categorically exempt under CEQA.				
<table border="1"> <tr> <td>Planner Name: M Boudreaux</td> <td>Signature: <i>MBoudreaux</i> 10/26/15</td> </tr> <tr> <td>Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</td> <td></td> </tr> </table>		Planner Name: M Boudreaux	Signature: <i>MBoudreaux</i> 10/26/15	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Planner Name: M Boudreaux	Signature: <i>MBoudreaux</i> 10/26/15				
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.					
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.					

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	Date of Form Completion	10/15/2015
---------------------------------	-------------------------	------------

PROJECT INFORMATION:		
Planner:	Address:	
Marcelle Boudreaux	4320 24th Street	
Block/Lot:	Cross Streets:	
2829/030	Hoffman/Douglass	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2015-006856ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	5/12/15
------------------------------------	---------

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
RENOVATION OF (E) SINGLE FAMILY DWELLING INCLUDING: 1. (N) 3RD STORY VERTICAL ADDITION WITH 3 BEDROOMS AND 2 BATHS; 2. EXPAND WIDTH OF (E) 1ST STORY ROOM AND DECK IN REAR; 3. INTERIOR REMODEL OF (E) FLOORS	
Supplemental Information provided by Karen Andersen, Levy Architecture, dated 7/17/15	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

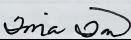
PRESERVATION TEAM COMMENTS:

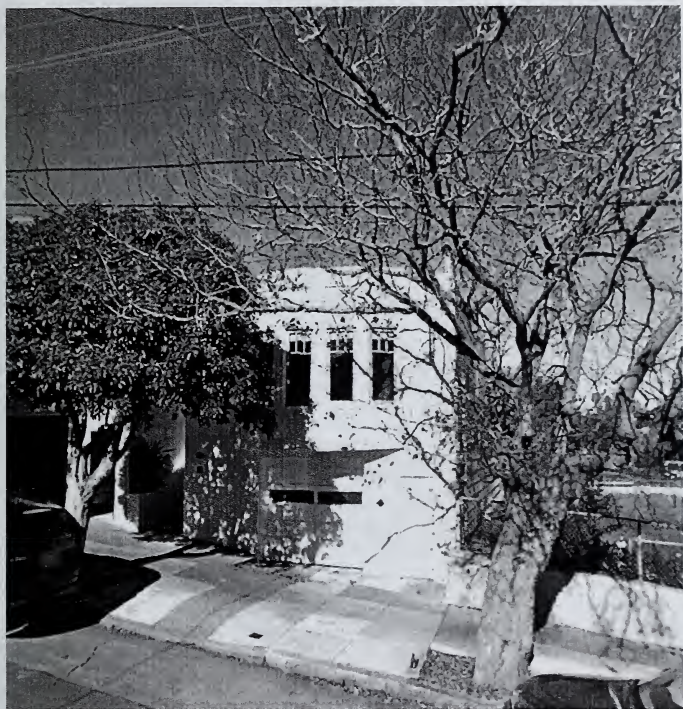
The property at 4320 24th Street was built in 1924 (source: building permit) in a refined Mediterranean revival architectural style. It is defined with a barrel-fronted bay at main living level, integrated garage at ground level, and straight side stair entry at west side, all capped with a flat roof. Cladding at the front is of stucco and at the visible east side is of asbestos siding. The single-family dwelling is located in the Noe Valley neighborhood and is adjacent to the public Noe Valley Park, thus the entire east elevation is visible.

Williams & Pfeifer were listed as the owners on the original building permit. Arthur Williams & Fred G. Pfeifer were licensed by the State of California and partners in real estate, with a business address at 2539 Mission St. Subsequent owners included William Steinemann, a chauffeur, Herman and Anna Heuck, a foundry worker and rigger, and from 1931 - 1976, Richard Niebolt, a police officer, and his wife Erna. Niebolt's career with the SF Police Department spanned from 1929, as a uniformed policeman, until his death in 1950, with a position in the statistics bureau of SFPD.

On the block, construction dates range from 1900-1924 (source: assessor). Predominant architectural styles reference late 19th century and early 20th century construction, such as Stick, Eastlake, and Queen Anne. The most substantial period of growth occurred in Noe Valley between 1878 through the 1906 earthquake. Further, a citywide building boom occurred post-1906 through WWI, which was realized in Noe Valley. Three adjacent properties exhibit similar architectural style and massing; construction dates range from 1911-1924 (source: assessor). The Mediterranean Revival architectural style was common citywide following the Pan-Pacific Exhibition in 1915, and more commonly reflected West of Twin Peaks. Across 24th Street from the subject property, a row of six Stick/Eastlake structures c1890s, have been determined as historic resources for CEQA, or have been noted as architecturally significant in the 1976 DCP Survey.

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2) for listing in the California Register of Historic Resources, respectively. This property is not a highly expressed example of the architectural style (Criterion 3). Therefore, 4320 24th Street is not eligible for listing in the California Register either individually or as part of a district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	10-26-2015





NOV 18 2015

SAN FRANCISCO
PLANNING DEPARTMENTSAN FRANCISCO
PUBLIC LIBRARY**CEQA Categorical Exemption Determination****PROPERTY INFORMATION/PROJECT DESCRIPTION**

Project Address		Block/Lot(s)	
3383 Clay St.		1008/022	
Case No.	Permit No.	Plans Dated	
2015-004424ENV		3/30/15	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Horizontal side addition on the first and second floors east side. Add rear deck at 2nd floor.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: 10/13/2015 (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Alexandra Kirby Digitally signed by Alexandra Kirby DN: cn=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, email=Alexandra.Kirby@sfgov.org Date: 2015.10.21 16:40:31 -0700	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: A. Kirby		Signature: Alexandra Kirby Digitally signed by Alexandra Kirby DN: cn=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, email=Alexandra.Kirby@sfgov.org Date: 2015.10.21 16:40:31 -0700
Project Approval Action: Building Permit It Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date October 8, 2015
Case No.: 2015-004424ENV
Project Address: 3383 Clay Street
Zoning: RH-2 (Residential – Two Family)
40-X
Block/Lot: 1008/022
Staff Contact: Alexandra Kirby, Preservation Planner
(415) 575-9133 | alexandra.kirby@sfgov.org
Date of Review: October 8, 2015

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Building and Property Description

The parcel is located on the south side of Clay Street at the east portion of the Presidio Heights neighborhood between Walnut Street and Presidio Avenue. The subject lot is located in an RH-2 (Residential- Housing, Two Family) Zoning District. The surrounding neighborhood consists of single-family homes and two-unit flats constructed between the 1890s and the 1920s, with larger apartment complexes located at cross streets built within the same period, although there are a number of post-World War II residences in the immediate vicinity.

3383 Clay was constructed in 1891 by builder William F. Lewis in the Italianate style. Lewis also constructed the adjacent two buildings to the east and immediately adjacent property to the west. This row of houses was one of a series of early development tracts on the subject block, which was roughly half developed by 1893.

The subject building is a two-story-over-garage wood-frame, single-family structure with an angled bay at the upper two stories of the primary (north) facade. It features horizontal wood siding with a corniced parapet supported by small brackets in a simple shiplap frieze and a deep side setback along the east facade. The raised entry features four thin Classical columns supporting a hood element that appears to have been altered to a rectangular mass. The windows are double-hung wood with ogee lugs.

Recent alterations to the property include modifying the entry stairs in 1920, adding a partially sub-grade garage that was added in 1957, replacing the shiplap siding in 1989, and a number of alterations and additions to the rear. The building appears to have lost character defining features during a 1989 renovation of the primary facade, although the original massing and configuration appear to remain.

Pre-Existing Historic Rating / Survey

The subject property is not listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

Neighborhood Context and Description

3383 Clay Street is located at the east edge of the residential Presidio Heights neighborhood, an area roughly bounded by Pacific Avenue on the north, Geary Boulevard on the south, Presidio and Masonic avenues on the east, and Arguello and 4th avenues on the west. The area surrounding the subject property is primarily residential with a commercial corridor to the south on Sacramento Street. The subject block is characterized by two- to three-story single-family and two unit residences, with larger apartment complexes at intersections. Construction dates range from approximately 1890 to 1972, although nearly all were constructed between 1890 and 1908. This is reflected in the architecture, which includes examples of buildings designed with Italianate, Queen Anne, Classical Revival, and Shingle style influences. The broader neighborhood contains many houses designed by prominent architects of the early 20th century, including Ernest Coxhead, Albert Farr, Julia Morgan, Bernard Maybeck, and Willis Polk. Overall the level of architectural integrity is high.

While there are no Article 10 Landmarks located within the subject blocks, four properties are listed on the Here Today survey, one has been found to be individually eligible for listing on the National Register and ten properties are listed on the 1976 Architectural survey.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: n/a	Period of Significance: n/a ☐ Contributor ☐ Non-Contributor

Based on the Historic Resource Evaluation prepared by Left Coast Architectural History (dated April 15, 2015), information found in Planning Department files, and research conducted in the Presidio Heights neighborhood, Preservation staff finds that the subject building is not individually eligible for listing on the California Register of Historical Resources, and does not contribute to a California Register-eligible historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

To be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Its construction is associated with broader construction trends in Presidio Heights during the early 20th century, but it does not appear significant or noteworthy within this context. Likewise, it does not appear to be part of a potential historic district significant for historic events. While development of the subject block was largely concentrated between circa 1890 and 1908, it does not singularly demonstrate any specific or important association with development of the Presidio Heights neighborhood.

It is therefore determined that 3383 Clay Street is not eligible for listing in the California Register individually or as a contributor to a potential historic district under Criterion 1. However, this finding does not preclude the identification of other individual buildings or potential historic districts in the Presidio Heights neighborhood as significant under this Criterion. Staff finds that the subject building is not individually eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1 (Events).

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

According to the Historic Resource Evaluation prepared by Left Coast Architectural History, 3383 Clay Street was originally owned by Morris Eisenberg, who was a partner in the E. Eisenberg & Brother cigar manufacturing company. Eisenberg and his family lived at the subject property for approximately 10 years and the ownership of the property changed frequently through the 20th century. No persons who lived at the residence appear to be of local regional or national significance.

Therefore 3383 Clay does not appear to be eligible for individual listing on the California Register under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

3383 Clay Street does not appear to be individually eligible for listing in the California Register under Criterion 3 (Architecture). Designed by speculative builder William F. Lewis, it was one of a row of similar houses constructed by the developer in 1891. Lewis established his own contracting company and is known to have constructed as many as 55 buildings between 1883 and 1891, 22 of which were intact as of 1996.¹ Overall, Lewis does not appear to be a master builder and the row of buildings on the subject block no longer retain a sufficient degree of integrity to stand as representative of his work or the Italianate style.

¹ Kostura, Bill and Susan Johnson. "William F. Lewis: A San Francisco House Builder." 1996.

In conjunction with earlier Historic Resource Evaluation Responses prepared for the Presidio Heights neighborhood, Planning Department staff conducted reconnaissance efforts and neighborhood research to identify the boundaries and character-defining features of the district.² Based on these efforts, the most cohesive and intact concentration of architecturally significant properties is located along the northern edge of the neighborhood in an area roughly bounded by the Presidio on the north, Clay Street on the south, Presidio Avenue on the east and Arguello Boulevard on the west. This same general area was singled out in the Junior League survey published in 1968 as Here Today San Francisco's Architectural Heritage for containing "a remarkably large number of handsome houses. In this small area ... are a great many buildings that would be worthy of special mention were they in some other parts of the city." As noted previously, multiple properties on the subject block, as well as on adjacent blocks, were also noted in the 1976 Department of City Planning Architectural Survey.

The subject property is located immediately across the street from the identified historic district, and the south side of Clay Street does not appear to contribute to the district as it is not in keeping with the scale or cohesive architecture of the identified district. It is therefore determined that 3383 Clay Street is not individually eligible for listing in the California Register under this Criterion, nor does it contribute to a California Register eligible historic district.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history. Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 10-13-15

² San Francisco Planning Department. Historic Resource Evaluation Response: 200 Locust Street. October 2014.





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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
295 Crescent Avenue		5744/024	
Case No.	Permit No.	Plans Dated	
2015-006788ENV	201504214215	5/18/2015	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. At first level, expand at front and rear to add a vehicle parking space and expand habitable space. At second story, expand to the rear and add front and rear decks. Add third story habitable space and deck. Replace foundation and roof.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an Environmental Evaluation Application is required.

☒	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 - New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an Environmental Evaluation Application is required.

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 10/26/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greiving	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Justin A Greiving		Signature: Justin Greiving Digitally signed by Justin Greiving DN: c=org, o=sfgov, ou=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greiving, email=Justin.Greiving@sfgov.org Date: 2015.10.28 16:55:44 -07'00'
Project Approval Action: Building Permit It Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date:		Date of Form Completion	10/15/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	295 Crescent Avenue	
Block/Lot:	Cross Streets:	
5744/024	Roscoe and Porter streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-006788ENV

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	8/3/2015
------------------------------------	----------

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Jason Joseffer (dated 8/3/2015)	
Proposed Project: At first level, expand at front and rear to add a vehicle parking space and expand habitable space. At second story, expand to the rear and add front and rear decks. Add third story habitable space and deck. Replace foundation and roof.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:	n/a	Period of Significance:	n/a	
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Jason Joseffer (dated 8/3/2015) and information found in the Planning Department files, the subject property at 295 Crescent Avenue contains a two-story wood-frame single-family residence constructed in 1900 (source: assessors record). Although it appears the property was similar in massing and shape to the adjacent row of houses along Crescent Avenue, it has since been stuccoed and a large parapet was added to the primary façade. Although the original owner is unknown, one of the earliest owners and residents were Robert and Clara Turnstall, who owned the house in 1907. Robert was from Sweden and in the 1910 census his occupation was listed as "self employed." Known exterior alterations include stuccoing the front elevation and steps (1940), window replacement with aluminum windows (1973), and reroofing (1993).

No known historic events occurred at the subject property (Criterion 1). As one of many houses constructed in the early years of the Holly Park development, the subject property does not appear to have had individual importance with regard to this history. None of the owners or occupants have been identified as important to history (Criterion 2). The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. Although it may have originally been a simple Edwardian building with an off-center boxed bay window, subsequent alterations have masked or removed all architectural detailing.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Bernal Heights neighborhood just south of Holly Park. While the neighborhood south of Holly Park saw a significant building expansion during the mid-1890s, further research would be required to determine which buildings were part of this initial development. Furthermore the subject block, even if it were determined to contribute to the history of the early development Holly Park, has seen substantial alterations to the earliest buildings as well as construction of incompatible three story apartment buildings on the block.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Uma O'Neil</i>	10-29-2015



295 CRESCENT AVE



SAN FRANCISCO
PLANNING DEPARTMENT

GOVERNMENT
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CEQA Categorical Exemption Determination

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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1794 San Jose Avenue		6793/011
Case No.	Permit No.	Plans Dated
2015-006863ENV	201505277278	05/22/2015
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☒ New Construction
		☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Remodel of existing two story building with dental office into a four story building with dental office on 1st floor, and four dwelling units on the 2nd to 4th floors.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☒	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an <i>Environmental Application</i> with a Phase I

	Environmental Site Assessment. Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☒	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling Signature of Planner Project will follow recommendations of 9/2/15 Illingworth & Rodkin noise study. Enrolled in DPH's Maher and Article 38 programs.	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 10/26/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greving	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Justin A Greving		Signature: Justin Greving Digitally signed by Justin Greving DN: dc=nrg, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=CurrentPlanning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.10.28 14:13:35 -0700
Project Approval Action: Building Permit It Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco, CA 94103-2499

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	10/20/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	1794 San Jose Avenue	
Block/Lot:	Cross Streets:	
6793/011	Santa Rosa and Pilgrim avenues	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-006863ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	5/22/2015
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PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Leif Backus, (dated May 21, 2015)	
Proposed Project: Remodel of existing two story building with dental office into a four story building with dental office on 1st floor, and four dwelling units on the 2nd to 4th floors.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:	n/a	Period of Significance:	n/a	
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Leif Backus (dated May 21, 2015) and information found in the Planning Department files, the subject property at 1794 San Jose Avenue contains a single-story wood-frame commercial building constructed in 1927 (source: building permit). The original owners appear to have been Robert and Josephine Turmicliffe and the building first operated as Center Market, a full service grocery store with a butcher and bakery. By the 1960s the building had been converted into medical offices. Known exterior alterations include repair and stuccoing on the primary façade (2004), and installation of a new fabric awning (2005). Historic photographs reveal that the building has undergone substantial changes over time and the two independent storefronts now function as one, entrances have been altered, and most of the original storefront material has been removed or covered over. While the building once contained an ornate façade with a prominent transom, the only element remaining is the prominent Spanish clay tile parapet.

No known historic events occurred at the subject property (Criterion 1). As an individual commercial storefront constructed in 1927 the building does not rise to the level of individual importance for its association with any larger events. None of the owners or occupants have been identified as important to history (Criterion 2). The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. Although the building may have been originally constructed as an ornate Spanish Colonial Revival commercial building with two individual storefronts, most detailing has been removed or obscured and the building does not retain sufficient integrity to communicate this architectural importance.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Glen Park or Outer Mission neighborhood on a short block of commercial buildings that is bounded by residences to the east and west, and by the 280 Freeway to the north. Substantial multi-family residential construction has taken place along this portion of San Jose Avenue within the past 10 years and while there are a few distinct commercial buildings, altogether the block does not represent a cohesive collection of historically or aesthetically related buildings.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	10-26-2015



PHOTO 10: SUBJECT PROPERTY / 1794 SAN JOSE AVE



[The following text is extremely faint and illegible. It appears to be a list or a series of entries, possibly a table with multiple columns. The text is too blurry to transcribe accurately.]



SAN FRANCISCO PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
901 Wisconsin Street		4162/055
Case No.	Permit No.	Plans Dated
2015-006878ENV	201505227064	5/22/2015
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction
		☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Proposed remodel & addition to (E) 2-story SFH. Horizontal addition at rear and vertical 2-story addition. (N) windows & doors. (N) decks @ 3rd & 4th level.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

☒	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 - New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archaeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form signed on 10/26/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros Digitally signed by Stephanie Cisneros DN: cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2015.10.30 16:51:00 -0700	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Stephanie A. Cisneros		Signature: Stephanie Cisneros Digitally signed by Stephanie Cisneros DN: cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2015.10.30 16:51:00 -0700
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	10/14/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	901 Wisconsin Street	
Block/Lot:	Cross Streets:	
4162/055	Madera Street & 22nd Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2015-006878ENV

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	5/22/2015
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PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by Tim Kelley Consulting (dated July 2014).	
Proposed Project: Proposed remodel & addition to (E) 2-story SFH. Horizontal addition at rear and vertical 2-story addition. (N) windows & doors. (N) decks @ 3rd & 4th level.	

PRESERVATION TEAM REVIEW:		
Historic Resource Present		☐ Yes ☒ No * ☐ N/A
Individual	Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No	
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No	
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No	
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No	
Period of Significance:	Period of Significance:	
☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☐ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

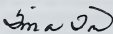
PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation prepared by Tim Kelley Consulting (dated July 2014) and information found in the Planning Department files, the subject property at 901 Wisconsin Street contains a one-story-over-basement, wood-frame single-family residence constructed in 1906 (source: Spring Valley Water Tap record). The residence was constructed by an unknown architect/builder in a vernacular style with a parapet and a projecting cornice. The 1914 Sanborn map illustrates an exaggerated left corner bay window and a covered front porch. The front porch was infilled at an unknown date. Other exterior alterations to the property include: reconstruction of the roof (1928); raise building to add a basement and garage and add exterior staircase to front entryway (1953); reroofing (1989); replace shingles with redwood siding and make staircase handrail diagonal (2000). Other visible alterations include window replacements and changes to the exterior staircase up to the front entry.

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). Although 901 Wisconsin was identified in the 1976 survey, it was given a rating of "1" in conjunction with the adjacent building - 909 Wisconsin Street - which identifies the property as having low architectural quality. The subject property is a nondescript example of a vernacular style single-family residence. The building is not architecturally distinct such that it would not qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Potrero Hill neighborhood on a block that exhibits a variety of architectural styles and construction dates. Together, the block does not comprise a significant concentration of historically or architecturally related buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	10-26-2015

901 WISCONSIN STREET HRE PART 1
SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@TIMKELLEYCONSULTING.COM



SAN FRANCISCO PLANNING DEPARTMENT

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NOV 18 2015

SAN FRANCISCO
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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
5617 Geary Blvd.		1524/039	
Case No.	Permit No.	Plans Dated	
2015.000968ENV		10/1/14	
☐ Addition/ Alteration	☒ Demolition (requires HRER if over 45 years old)	☒ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Demolish existing one-story commercial building and construct a new four-story building containing four dwelling units over two stories of commercial use.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an Environmental Evaluation Application is required.

☒	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☒	Class 3 - New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an Environmental Evaluation Application is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☒	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	
Project will follow recommendations of 8/31/15 Walsh Norris noise evaluation. No shadow impacts.	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR from dated 10/22/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Alexandra Kirby	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☐	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: A. Kirby Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Alexandra Kirby Digitally signed by Alexandra Kirby DN: c=org, o=slipgov, ou=CityPlanning, ou=CityPlanning, ou=Current Planning, cn=Alexandra Kirby, email=Alexandra.Kirby@slipgov.org Date: 2015.10.30 14:20:33 -0700
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date: _____ Date of Form Completion 10/22/2015

PROJECT INFORMATION:

Planner:	Address:	
Alexandra Kirby	5617 Geary Boulevard	
Block/Lot:	Cross Streets:	
1524/039	20th and 21st Aves	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2015-000968ENV

PURPOSE OF REVIEW:

PROJECT DESCRIPTION:

☒ CEQA ☐ Article 10/11 ☐ Preliminary/PIC ☐ Alteration ☒ Demo/New Construction

DATE OF PLANS UNDER REVIEW: 8/28/2015

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Environmental Evaluation Application and Supplemental Form prepared by the applicant.

Proposal is to demolish the existing two-story structure and construct a four-story mixed use building with commercial at the first and second stories and four residential units at the third and fourth stories.

PRESERVATION TEAM REVIEW:

Historic Resource Present ☐ Yes ☒ No * ☐ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: _____	Period of Significance: _____
	☐ Contributor ☐ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

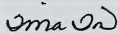
* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

5617 Geary Boulevard was constructed in approximately 1924 by an unknown builder. The subject property is a two-story commercial building with full lot coverage. The 1998 Sanborn Insurance map describes the building as constructed of reinforced concrete with skylights. The primary facade features an aluminum frame glazed storefront surrounded by a brick veneer and vertical corrugated steel covers the second story. No historic photos of the building were found, however it appears that the building retains very little integrity, due to numerous facade alterations in 1931, 1935, 1955, and likely in more recent years.

Based on historic research conducted by the applicant and preservation planning staff, 5617 Geary Boulevard does not appear to be individually eligible for the California Register under criteria 1 (Events), 2 (Persons), or 3 (Architecture). The subject property is not associated with any known significant events. Owners Vincent and Anita Onorato purchased the property in following its completion in 1924 and opened a poultry market. The building was subsequently a bakery, grocery, and liquor market. None of the known owners or businesses appear to be of notable significance to local or regional history. The architect and design of the original building are unknown, and the present design is strictly utilitarian with many contemporary alterations.

The subject block is commercial in character and was predominantly constructed between 1914 - 1977, although the area was established as a commercial corridor surrounded by residential side streets between 1912 and 1924. The development of Geary Boulevard in this portion of the Outer Richmond neighborhood is highly eclectic, and is not representative of the distinctive features that characterize many of the residential areas of the neighborhood. Therefore there does not appear to be an eligible historic district in the immediate vicinity.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	10 - 26 - 2015





SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

NOV 18 2015

CEQA Categorical Exemption Determination

SAN FRANCISCO
PUBLIC LIBRARY

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
100 Alpine Terrace		2609/066	
Case No.	Permit No.	Plans Dated	
2015-002103ENV		1/29/2015	
☐ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☒ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval: Modify existing free-standing three car garage structure. Add single-family dwelling above.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
☐	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☒	Class 3 - New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☒	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☒	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☒	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Lana Russell-Hurd DPH, Department of Public Health 1001 California Street, Suite 1000 San Francisco, CA 94108-3634 Phone: 415-205-2231	
Noise Study, prepared by Charles M. Salter Associates Inc. 4/3/2015. Geotech Report, prepared by Langan Treadwell Rollo 5/29/2014. Preliminary Archeological Review, finding of no effect on 6/1/2015. No shadow impact, not subject to Prop K, height of building is 40 feet and intervening buildings and existing shadow on Duboce Park.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☒	9. Other work that would not materially impair a historic district (specify or add comments): Construction of 2 stories above an existing one-story garage. Area has not been formally surveyed, but may be a historic district. (Requires approval by Senior Preservation Planner/Preservation Coordinator) <u>Tim Frye</u>
☐	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Gretchen Hilyard	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i> .	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Gretchen A. Hilyard		Signature: Gretchen Hilyard
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Digitally signed by Gretchen Hilyard DN: cn=gov, o=sfplanning, ou=City/Planning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date: 2015.11.02 17:40:43 -0800
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date: Date of Form Completion 10/29/2015

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	100 Alpine Terrace	
Block/Lot:	Cross Streets:	
2609/066	Duboce Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-002103ENV

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW: 01/29/2015

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information Form for Historic Resource Evaluation prepared by Jeremy Paul (dated October 15, 2015) and historical research by Tim Kelley Consulting (dated December 2014).	
Proposed project: Modify existing free-standing three car garage structure. Add single-family dwelling above.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☐ No *
		☒ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☐ No	Criterion 1 - Event:	☐ Yes ☐ No
Criterion 2 - Persons:	☐ Yes ☐ No	Criterion 2 - Persons:	☐ Yes ☐ No
Criterion 3 - Architecture:	☐ Yes ☐ No	Criterion 3 - Architecture:	☐ Yes ☐ No
Criterion 4 - Info. Potential:	☐ Yes ☐ No	Criterion 4 - Info. Potential:	☐ Yes ☐ No
Period of Significance:		Period of Significance:	
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to Supplemental Information Form for Historic Resource Evaluation prepared by Jeremy Paul (dated October 15, 2015) and information found in the Planning Department files, the subject property at 100 Alpine Terrace contains a 1-story, stucco, three-car garage structure constructed between 1914 and 1938. The original architect is unknown. There were no permit records available for the property at the Department of Building Inspections and the only apparent alterations are the replacement of garage doors and installation of a chain-link fence above the structure.

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject property contains an ancillary structure lacking specific architectural style or expression. On its own, the structure is not architecturally distinct.

The subject property is located within the Castro/Upper Market neighborhood one block from Buena Vista Park, one of the oldest neighborhood parks in San Francisco. The subject block consists of single- and multi-family residences. Building styles include Queen Anne, Edwardian, Dutch Colonial, and Mediterranean Revival. Most of the properties on the subject block were constructed between 1907 and 1914, with some individual properties constructed in the 1930s, 1940s, 1990s and 2000s. The subject property is not located within the boundaries of any previously identified historic districts. The area around Buena Vista Park has been flagged as an area with high potential for historic districts, and the subject block has not yet been surveyed to determine if a significant concentration of thematically or architecturally unified properties exists. If a district that included the subject block were identified, the period of significance would likely extend from the early-1900s to the mid-1910s and would feature architecturally significant residential properties. As such, the subject structure (an ancillary garage built between 1914 and 1938) would not likely contribute to such a district, and the full district survey and evaluation has been deferred at this time. The proposed project, essentially an alteration to a non-contributing property, will be reviewed by the Department's Residential Design Team for compliance with the Residential Design Guidelines, which will ensure that the proposed project is compatible with the neighborhood character and will not cause a historic resource impact under CEQA.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	11/2/15

Photographs of Subject Property



100 Alpine Terrace.

(The house above the garage is 5 Buena Vista Ter, situated on a separate lot than 100 Alpine Terrace.)



Detail, north façade of 100 Alpine Terrace.

NOV 18 2015

SAN FRANCISCO
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PLANNING DEPARTMENT**Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW**

Case No.: 2014.1315E
Project Address: 135 Townsend Street
Zoning: MUO (Mixed Use Office) District
105-F Height and Bulk District
Block/Lot: 3794/022
Lot Size: 11,578 square feet
Plan Area: Eastern Neighborhoods (East SoMa)
Project Sponsor: John Kevlin - Reuben, Junius & Rose
(415) 567-9000, jkevin@reubenlaw.com
Staff Contact: Don Lewis - (415) 575-9168
don.lewis@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479Reception:
415.558.6378Fax:
415.558.6409Planning
Information:
415.558.6377**PROJECT DESCRIPTION**

The project site is on the south side of Townsend Street between 2nd and 3rd streets in the South of Market neighborhood. The project site is occupied by a 70-foot-tall, five-story industrial building that was constructed in 1911. The current use of the existing building is retail self-storage. The proposed project consists of converting the retail self-storage use to approximately 49,995 gross square feet (gsf) of office use on the first through fifth floors and approximately 1,395 gsf of retail use on the ground floor. The proposed alterations to the existing building include interior tenant improvements, in-kind replacements of the exterior windows, and a new storefront on the ground-floor. There would be no automobile

(Continued on next page.)

EXEMPT STATUS

Exempt per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and California Public Resources Code Section 21083.3

DETERMINATION

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

A handwritten signature in black ink, appearing to read "Sarah B. Jones", written over a horizontal line.

SARAH B. JONES
Environmental Review Officer

A handwritten date "November 9, 2015" in black ink, written over a horizontal line.

Date

cc: John Kevlin, Project Sponsor
Rich Sucre, Current Planning Division
Supervisor Jane Kim, District 6Historic Preservation Dist. List
Virna Byrd, M.D.F.
Exclusion/Exemption Dist. List

PROJECT DESCRIPTION (continued)

parking spaces, and the existing 30-foot-wide curb cut on Townsend Street would be removed. The proposed project would include 28 Class 1 bicycle spaces in a secure storage room on the ground floor and four Class 2 bicycle spaces that would be located on the Townsend Street sidewalk in front of the project site. Usable open space for the tenants of the building would be provided in the form of an approximately 2,495-square-foot (sf) roof deck. Access to the roof deck would be provided by new stairs and two new elevators. The new 11-foot-tall stair penthouse would be set back about 21 feet from the rear façade of the building, while the new 17-foot-tall elevator penthouse would be set back about 23 feet from the front façade of the building. During the approximately six-month project construction, the proposed project would require excavation to a depth of five feet below ground surface and the removal of approximately 79 cubic yards of soil. New grade beams would be added between some of the existing footings to reinforce the existing shallow building foundation, which consists of a mat slab with spread footings.

PROJECT APPROVAL

The proposed project would require the following approvals:

- **Section 321 Project Authorization** (*Planning Commission*)
- **Certificate of Appropriateness** (*Historic Preservation Commission*)
- **Site/Building Permit** (*Planning Department and Department of Building Inspection*)

Section 321 Project Authorization by the Planning Commission constitutes the Approval Action for the proposed project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

COMMUNITY PLAN EXEMPTION OVERVIEW

California Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 provide an exemption from environmental review for projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that: (a) are peculiar to the project or parcel on which the project would be located; (b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan with which the project is consistent; (c) are potentially significant off-site and cumulative impacts that were not discussed in the underlying EIR; or (d) are previously identified in the EIR, but which, as a result of substantial new information that was not known at the time that the EIR was certified, are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for the project solely on the basis of that impact.

This determination evaluates the potential project-specific environmental effects of the 135 Townsend Street project described above, and incorporates by reference information contained in the

Programmatic EIR for the Eastern Neighborhoods Rezoning and Area Plans (PEIR).¹ Project-specific studies were prepared for the proposed project to determine if the project would result in any significant environmental impacts that were not identified in the Eastern Neighborhoods PEIR.

After several years of analysis, community outreach, and public review, the Eastern Neighborhoods PEIR was adopted in December 2008. The Eastern Neighborhoods PEIR was adopted in part to support housing development in some areas previously zoned to allow industrial uses, while preserving an adequate supply of space for existing and future production, distribution, and repair (PDR) employment and businesses.

The Planning Commission held public hearings to consider the various aspects of the proposed Eastern Neighborhoods Rezoning and Area Plans and related Planning Code and Zoning Map amendments. On August 7, 2008, the Planning Commission certified the Eastern Neighborhoods PEIR by Motion No. 17659 and adopted the Preferred Project for final recommendation to the Board of Supervisors.^{2,3}

In December 2008, after further public hearings, the Board of Supervisors adopted and the Mayor signed the Planning Code amendments related to the Eastern Neighborhoods Rezoning and Area Plans. New zoning districts include districts that would permit PDR uses in combination with commercial uses; districts mixing residential and commercial uses and residential and PDR uses; and new residential-only districts. The districts replaced existing industrial, commercial, residential single-use, and mixed-use districts.

The Eastern Neighborhoods PEIR is a comprehensive programmatic document that presents an analysis of the environmental effects of implementation of the Eastern Neighborhoods Rezoning and Area Plans, as well as the potential impacts under several proposed alternative scenarios. The *Eastern Neighborhoods Draft EIR* evaluated three rezoning alternatives, two community-proposed alternatives that focused largely on the Mission District, and a "No Project" alternative. The alternative selected, or the Preferred Project, represents a combination of Options B and C. The Planning Commission adopted the Preferred Project after fully considering the environmental effects of the Preferred Project and the various scenarios discussed in the PEIR. The Eastern Neighborhoods PEIR estimated that implementation of the Eastern Neighborhoods Rezoning and Area Plans could result in approximately 7,400 to 9,900 net dwelling units and 3,200,000 to 6,600,000 square feet of net nonresidential space (excluding PDR loss) being built in the Plan Area throughout the lifetime of the Plan (year 2025).

A major issue of discussion in the Eastern Neighborhoods rezoning process was the degree to which existing industrially zoned land would be rezoned to primarily residential and mixed-use districts, thus reducing the availability of land traditionally used for PDR employment and businesses. Among other topics, the Eastern Neighborhoods PEIR assesses the significance of the cumulative land use effects of the rezoning by analyzing its effects on the City's ability to meet its future PDR space needs as well as its ability to meet its housing needs as expressed in the City's *General Plan*.

¹ San Francisco Planning Department Case No. 2004.0160E and State Clearinghouse No. 2005032048.

² San Francisco Planning Department, *Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report*, Case No. 2004.0160E, certified August 7, 2008. Available online at: <http://www.sf-planning.org/index.aspx?page=1893>, accessed May 5, 2015.

³ San Francisco Planning Commission Motion No. 17659, August 7, 2008. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=1268>, accessed May 5, 2015.

As a result of the Eastern Neighborhoods rezoning process, the project site's zoning has been reclassified from M-2 (Heavy Industrial) to MUO (Mixed Use-Office). The MUO District is designed to encourage office, residential, and small-scale light industrial uses as well as arts activities. Nighttime entertainment and small tourist hotels are permitted with conditional use authorization from the Planning Commission, as are large tourist hotels in certain height and bulk districts within the MUO District. The proposed project and its relation to PDR land supply and cumulative land use effects is discussed further in the Community Plan Exemption (CPE) Checklist under Topic 1, Land Use and Land Use Planning. The 135 Townsend Street site, which is located in the East SoMa Plan Area of the Eastern Neighborhoods program, was designated as a 105-F Height and Bulk District. This designation allows a building up to 105 feet in height.

Individual projects that could occur in the future under the Eastern Neighborhoods Rezoning and Area Plans will undergo project-level environmental evaluation to determine if they would result in further impacts specific to the development proposal, the site, and the time of development and to assess whether additional environmental review would be required. This determination concludes that the proposed project at 135 Townsend Street is consistent with and was encompassed within the analysis in the Eastern Neighborhoods PEIR, including the Eastern Neighborhoods PEIR development projections. This determination also finds that the Eastern Neighborhoods PEIR adequately anticipated and described the impacts of the proposed 135 Townsend Street project and identifies the mitigation measures applicable to the 135 Townsend Street project. The proposed project is also consistent with the zoning controls and the provisions of the Planning Code applicable to the project site.⁴⁵ Therefore, no further CEQA evaluation for the 135 Townsend Street project is required. In sum, the Eastern Neighborhoods PEIR and this Certificate of Exemption for the proposed project comprise the full and complete CEQA evaluation necessary for the proposed project.

PROJECT SETTING

The project vicinity is characterized by a mix of residential, retail, office, open space, and PDR uses, as well as parking garages and surface parking lots. The scale of development in the project vicinity varies in height from 15 to 150 feet. On the project block, there are multi-story, mixed-use buildings fronting Townsend, Second, and King streets that contain upper-story residential or office uses over ground-floor retail uses; the buildings fronting Third Street are all one-story buildings that contain retail uses. There is a restaurant and a parking garage on the north side of Townsend Street across from the project site. Lucky Strike, a bowling alley, is one block southwest of the project site, and AT&T Park, an outdoor stadium that is the home of Major League Baseball's San Francisco Giants, is one block southeast of the project site. Open spaces near the project site include South Park (0.2 mile northwest of the project site), South Beach Park and the Embarcadero Promenade (0.2 mile northeast), and the San Francisco Bay Trail (0.2 mile east).

The project site is well served by public transportation. Within one-quarter mile of the project site, the San Francisco Municipal Railway (Muni) operates the following bus lines: the 8 Bayshore, 8AX Bayshore A Express, 8BX Bayshore B Express, 10 Townsend, 12 Folsom/Pacific, 30 Stockton,

⁴ Sue Exline, San Francisco Planning Department, *Community Plan Exemption Eligibility Determination, Citywide Planning and Policy Analysis, Case No. 2014.1315E, 135 Townsend Street*, October 14, 2015.

⁵ Jeff Joslin, San Francisco Planning Department, *Community Plan Exemption Eligibility Determination, Current Planning Analysis, Case No. 2014.1315E, 135 Townsend Street*, October 22, 2015.

45 Union/Stockton, 81X Caltrain Express, and the 82X Levi Plaza Express. Muni also operates the N Judah and KT Ingleside/Third Street light rail lines along King Street. There is a Caltrain station at Fourth and King streets, which is about 0.3 mile southwest of the project site. Caltrain is a commuter train that serves the San Francisco Peninsula and the South Bay seven days a week. There is a bike lane that runs in front of the project site along Townsend Street.

POTENTIAL ENVIRONMENTAL EFFECTS

The Eastern Neighborhoods PEIR included analyses of environmental issues including: land use; plans and policies; visual quality and urban design; population, housing, business activity, and employment (growth inducement); transportation; noise; air quality; parks, recreation, and open space; shadow; archeological resources; historic architectural resources; hazards; and other issues not addressed in the previously issued Initial Study for the Eastern Neighborhoods Rezoning and Area Plans. The proposed 135 Townsend Street project is in conformance with the height, use and density for the site described in the Eastern Neighborhoods PEIR and would represent a small part of the growth that was forecast for the Eastern Neighborhoods plan areas. Thus, the plan analyzed in the Eastern Neighborhoods PEIR considered the incremental impacts of the proposed 135 Townsend Street project. As a result, the proposed project would not result in any new or substantially more severe impacts than were identified in the Eastern Neighborhoods PEIR.

Significant and unavoidable impacts were identified in the Eastern Neighborhoods PEIR for the following topics: land use, historic architectural resources, transportation and circulation, and shadow. The proposed project would not contribute to the land use impact, because it would not remove any existing PDR uses or make a considerable contribution to the loss of PDR development opportunities. The proposed project would not contribute to the impact on historic architectural resources, because it would not result in the demolition of any such resources. In addition, the Planning Department has determined that the proposed alterations would be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Rehabilitation). The volume of traffic and transit ridership generated by the proposed project would not contribute considerably to the traffic and transit impacts identified in the Eastern Neighborhoods PEIR. The proposed project would not contribute to the shadow impact, because it would not cast shadow on any parks or open spaces.

The Eastern Neighborhoods PEIR identified feasible mitigation measures to address significant impacts related to noise, air quality, archeological resources, historical resources, hazardous materials, and transportation. Table 1 lists the mitigation measures identified in the Eastern Neighborhoods PEIR and states whether each measure would apply to the proposed project.

Table 1 – Eastern Neighborhoods PEIR Mitigation Measures

Mitigation Measure	Applicability	Compliance
E. Transportation		
E-1: Traffic Signal Installation	Not Applicable: plan level mitigation by the San Francisco Municipal Transportation Agency (SFMTA)	N/A
E-2: Intelligent Traffic Management	Not Applicable: plan level	N/A

Mitigation Measure	Applicability	Compliance
	mitigation by SFMTA	
E-3: Enhanced Funding	Not Applicable: plan level mitigation by SFMTA & the San Francisco County Transportation Authority (SFCTA)	N/A
E-4: Intelligent Traffic Management	Not Applicable: plan level mitigation by SFMTA & the San Francisco Planning Department	N/A
E-5: Enhanced Transit Funding	Not Applicable: plan level mitigation by SFMTA	N/A
E-6: Transit Corridor Improvements	Not Applicable: plan level mitigation by SFMTA	N/A
E-7: Transit Accessibility	Not Applicable: plan level mitigation by SFMTA	N/A
E-8: Muni Storage and Maintenance	Not Applicable: plan level mitigation by SFMTA and SFCTA	N/A
E-9: Rider Improvements	Not Applicable: plan level mitigation by SFMTA	N/A
E-10: Transit Enhancement	Not Applicable: plan level mitigation by SFMTA	N/A
E-11: Transportation Demand Management	Not Applicable: plan level mitigation by SFMTA	N/A
F. Noise		
F-1: Construction Noise (Pile Driving)	Not Applicable: pile driving is not required or proposed	N/A
F-2: Construction Noise	Not Applicable: the use of heavy construction equipment is not required	N/A
F-3: Interior Noise Levels	Not Applicable: project does not include noise-sensitive uses	N/A
F-4: Siting of Noise-Sensitive Uses	Not Applicable: project does not include noise-sensitive uses	N/A
F-5: Siting of Noise-Generating Uses	Not Applicable: project does not include noise-generating	N/A

Mitigation Measure	Applicability	Compliance
	uses	
F-6: Open Space in Noisy Environments	Not Applicable: project does not include open space for noise-sensitive uses	N/A
G. Air Quality		
G-1: Construction Air Quality	Not Applicable: project site is not in an area of poor air quality; superseded by Construction Dust Control Ordinance	N/A
G-2: Air Quality for Sensitive Land Uses	Not Applicable: project does not include sensitive uses	N/A
G-3: Siting of Uses that Emit DPM	Not Applicable: project does not include uses that emit DPM	N/A
G-4: Siting of Uses that Emit other TACs	Not Applicable: project does not include uses that emit TACs	N/A
J. Archeological Resources		
J-1: Properties with Previous Studies	Not Applicable: project site is not in an area for which a previous archeological study has been conducted	N/A
J-2: Properties with no Previous Studies	Not Applicable: project would require minimal excavation which would only disturb fill.	N/A
J-3: Mission Dolores Archeological District	Not Applicable: project site is not in the Mission Dolores Archeological District	N/A
K. Historical Resources		
K-1: Interim Procedures for Permit Review in the Eastern Neighborhoods Plan area	Not Applicable: plan-level mitigation completed by Planning Department	N/A
K-2: Amendments to Article 10 of the Planning Code Pertaining to Vertical Additions in the South End Historic District (East SoMa)	Not Applicable: plan-level mitigation completed by Planning Commission	N/A
K-3: Amendments to Article 10 of the Planning Code Pertaining to	Not Applicable: plan-level mitigation completed by	N/A

Mitigation Measure	Applicability	Compliance
Alterations and Infill Development in the Dogpatch Historic District (Central Waterfront)	Planning Commission	
L. Hazardous Materials		
L-1: Hazardous Building Materials	Applicable: project includes renovation of an existing building	The project sponsor has agreed to remove and properly dispose of any hazardous building materials in accordance with applicable federal, state, and local laws prior to demolishing the existing building (see Project Mitigation Measure 1).

Please see the attached Mitigation Monitoring and Reporting Program (MMRP) for the complete text of the applicable mitigation measure. With implementation of the mitigation measure the proposed project would not result in significant impacts beyond those analyzed in the Eastern Neighborhoods PEIR.

PUBLIC NOTICE AND COMMENT

A "Notification of Project Receiving Environmental Review" was mailed on March 24, 2015 to adjacent occupants and owners of properties within 300 feet of the project site. Overall, concerns and issues raised by the public in response to the notice were taken into consideration and incorporated in the environmental review as appropriate for CEQA analysis. Comments received from the public include the following: the existing bike lane along Townsend Street is dangerous; the proposed project needs to include off-street parking; and the proposed bicycle spaces on Townsend Street would take away room from pedestrians adding to congestion and obstructing visibility to pedestrian and bicyclists.

As discussed in the Transportation and Circulation section of the attached CPE Checklist, the amount of new vehicle trips generated by the proposed land uses would not substantially increase traffic volumes in the project vicinity such that hazardous conditions or significant delays would be created. The proposed project would improve pedestrian circulation by removing the existing 30-foot-wide curb cut on Townsend Street and by not providing off-street parking spaces at the project site. The new pedestrian trips that would be generated by the proposed project could be accommodated on existing sidewalks and crosswalks adjacent to the project site. Although the proposed project would result in an increase in the number of vehicles in the vicinity of the project site, this increase would not be substantial enough to create potentially hazardous conditions for pedestrian or otherwise substantially interfere with pedestrian accessibility to the site and adjacent areas. In addition, the project site was not identified as being in a high-injury corridor as defined by Vision Zero, which is the City's adopted road safety policy that aims for zero traffic deaths in San Francisco by 2024.

As discussed in the Aesthetics and Parking Impacts for Transit Priority Infill Development section of the attached CPE Checklist, Public Resources Code Section 21099(d) amended CEQA by stating that parking impacts of an employment center on an infill site located within a transit priority area, such as this project, shall not be considered a significant impact on the environment. The project site is located in the

MUO zoning district where under Section 151.1 of the Planning Code, the proposed project would not be required to provide any off-street parking spaces. In addition, the project site is well-served by transit lines. Within one-quarter mile of the project site, the San Francisco Municipal Railway (Muni) operates the following bus lines: the 8 Bayshore, 8AX Bayshore A Express, 8BX Bayshore B Express, 10 Townsend, 12 Folsom/Pacific, 30 Stockton, 45 Union/Stockton, 81X Caltrain Express, and the 82X Levi Plaza Express. Muni also operates the N Judah and KT Ingleside/Third Street light rail lines along King Street. The proposed project would not result in a substantial parking shortfall that would create hazardous conditions or significant delays affecting traffic, transit, bicycles, or pedestrians.

Other non-environmental comments submitted include how impact fees are calculated, general project opposition and requests to receive future project updates. These comments have been noted in the project record, but do not pertain to CEQA environmental review topics. The proposed project would not result in significant adverse environmental impacts associated with the issues identified by the public beyond those identified in the Eastern Neighborhoods PEIR.

CONCLUSION

As summarized above and further discussed in the attached CPE Checklist:

1. The proposed project is consistent with the development density established for the project site in the Eastern Neighborhoods Rezoning and Area Plans;
2. The proposed project would not result in effects on the environment that are peculiar to the project or the project site that were not identified as significant effects in the Eastern Neighborhoods PEIR;
3. The proposed project would not result in potentially significant off-site or cumulative impacts that were not identified in the Eastern Neighborhoods PEIR;
4. The proposed project would not result in significant effects, which, as a result of substantial new information that was not known at the time the Eastern Neighborhoods PEIR was certified, would be more severe than were already analyzed and disclosed in the PEIR; and
5. The project sponsor will undertake feasible mitigation measures specified in the Eastern Neighborhoods PEIR to mitigate project-related significant impacts.

Therefore, the proposed project is exempt from further environmental review pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

Attachment A: MITIGATION MONITORING AND REPORTING PROGRAM (Includes Text for Adopted Mitigation Measures)				
MEASURES ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Schedule	Monitoring/Report Responsibility	Status/Date Completed
MITIGATION MEASURES FROM THE EASTERN NEIGHBORHOODS AREA PLAN EIR				
Project Mitigation Measure 1 – Hazardous Building Materials (Mitigation Measure L-1 of the Eastern Neighborhoods PEIR). The project sponsor shall ensure that any equipment containing PCBs or DEPH, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tubes, which could contain mercury, are similarly removed and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.	Project sponsor/contractor	Prior to demolition of structures	Project Sponsor/contractor shall submit a monitoring report to the Department of Public Health and Planning.	Considered complete upon receipt of final monitoring report.



SAN FRANCISCO PLANNING DEPARTMENT

Community Plan Exemption Checklist

Case No.: 2014.1315E
Project Address: 135 Townsend Street
Zoning: MUO (Mixed Use-Office) District
105-F Height and Bulk District
Block/Lot: 3794/022
Lot Size: 11,578 square feet
Plan Area: Eastern Neighborhoods (East SoMa)
Project Sponsor: John Kevlin – Reuben, Junius & Rose
(415) 567-9000, jkevin@reubenlaw.com
Staff Contact: Don Lewis – (415) 575-9168
don.lewis@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project site is on the south side of Townsend Street between 2nd and 3rd streets in the South of Market neighborhood. The project site is occupied by a 70-foot-tall, five-story industrial building that was constructed in 1911. The current use of the existing building is retail self-storage. The proposed project consists of converting the retail self-storage use to approximately 49,995 gross square feet (gsf) of office use on the first through fifth floors and approximately 1,395 gsf of retail use on the ground floor. The proposed alterations to the existing building include interior tenant improvements, in-kind replacements of the exterior windows, and a new storefront on the ground-floor. There would be no automobile parking spaces, and the existing 30-foot-wide curb cut on Townsend Street would be removed. The proposed project would include 28 Class 1 bicycle spaces in a secure storage room on the ground floor and four Class 2 bicycle spaces would be located on the Townsend Street sidewalk in front of the project site. Usable open space for the tenants of the building would be provided in the form of an approximately 2,495-square-foot (sf) roof deck. Access to the roof deck would be provided by new stairs and two new elevators. The new 11-foot-tall stair penthouse would be set back about 21 feet from the rear façade of the building, while the new 17-foot-tall elevator penthouse would be set back about 23 feet from the front façade of the building. During the approximately six-month project construction, the proposed project would require excavation to a depth of five feet below ground surface and the removal of approximately 79 cubic yards of soil. New grade beams would be added between some of the existing footings to reinforce the existing shallow building foundation, which consists of a mat slab with spread footings.

The proposed project would require the following approvals:

- Section 321 (Office Development: Annual Limit) Project Authorization (*Planning Commission*)
- Certificate of Appropriateness (*Historic Preservation Commission*)
- Site/Building Permit (*Planning Department and Department of Building Inspection*)

Section 321 Project Authorization by the Planning Commission constitutes the Approval Action for the proposed project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

EVALUATION OF ENVIRONMENTAL EFFECTS

This Community Plan Exemption (CPE) Checklist evaluates whether the environmental impacts of the proposed project are addressed in the Programmatic Environmental Impact Report for the Eastern Neighborhoods Rezoning and Area Plans (Eastern Neighborhoods PEIR).¹ The CPE Checklist indicates whether the proposed project would result in significant impacts that: (1) are peculiar to the project or project site; (2) were not identified as significant project-level, cumulative, or off-site effects in the PEIR; or (3) are previously identified significant effects, which as a result of substantial new information that was not known at the time that the Eastern Neighborhoods PEIR was certified, are determined to have a more severe adverse impact than discussed in the PEIR. Such impacts, if any, will be evaluated in a project-specific Mitigated Negative Declaration or Environmental Impact Report. If no such topics are identified, the proposed project is exempt from further environmental review in accordance with Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

Mitigation measures identified in the PEIR are discussed under each topic area, and measures that are applicable to the proposed project are provided under the Mitigation Measure section at the end of this checklist.

The Eastern Neighborhoods PEIR identified significant impacts related to land use, transportation, cultural resources, shadow, noise, air quality, and hazardous materials. Additionally, the PEIR identified significant cumulative impacts related to land use, transportation, and cultural resources. Mitigation measures were identified for the above impacts and reduced all impacts to less-than-significant levels except for those related to land use (cumulative impacts on PDR use), transportation (program-level and cumulative traffic impacts at nine intersections; program-level and cumulative transit impacts on seven Muni lines), cultural resources (cumulative impacts from demolition of historical resources), and shadow (program-level impacts on parks).

The proposed project consists of converting an existing five-story industrial building from retail self-storage use to approximately 49,995 gsf of office use on the first through fifth floors and approximately 1,395 gsf of ground-floor retail use. As discussed below in this checklist, the proposed project would not result in new, significant environmental effects, or effects of greater severity than were already analyzed and disclosed in the Eastern Neighborhoods PEIR.

CHANGES IN THE REGULATORY ENVIRONMENT

Since the certification of the Eastern Neighborhoods PEIR in 2008, several new policies, regulations, statutes, and funding measures have been adopted, passed, or are underway that affect the physical environment and/or environmental review methodology for projects in the Eastern Neighborhoods plan areas. As discussed in each topic area referenced below, these policies, regulations, statutes, and funding

¹ San Francisco Planning Department, *Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report*, Case No. 2004.0160E, certified August 7, 2008. Available online at: <http://www.sf-planning.org/index.aspx?page=1893>, accessed May 5, 2015.

135 Townsend Street

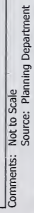
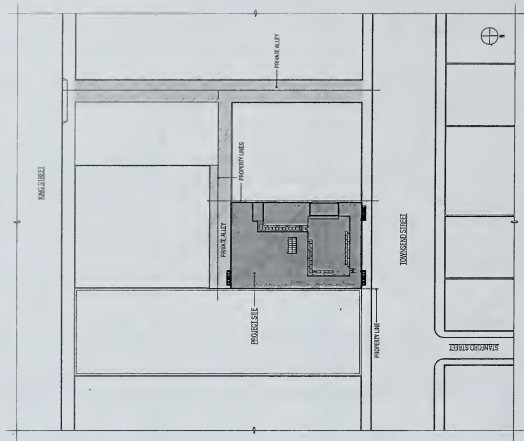


Figure 2. Proposed Site Plan



135 TOWNSEND STREET SITE PLAN

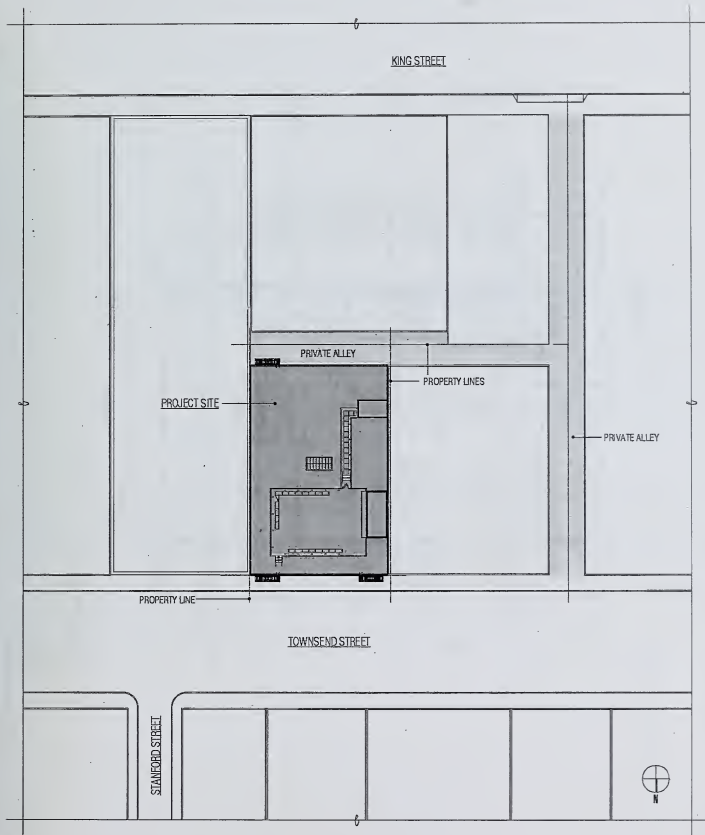


Figure 3. Proposed Ground Floor Plan

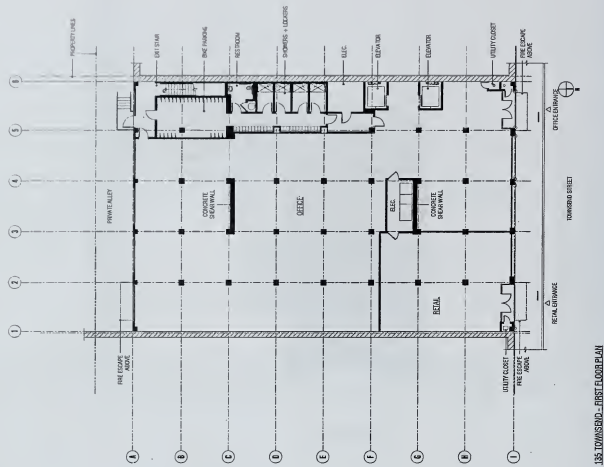
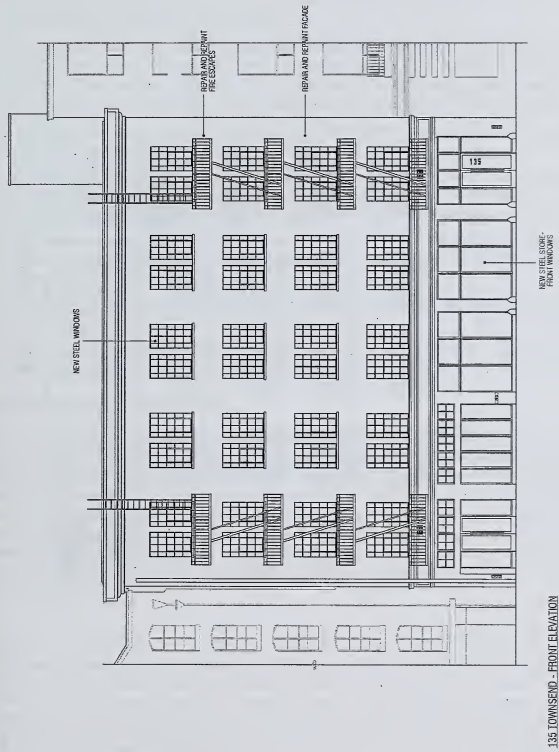
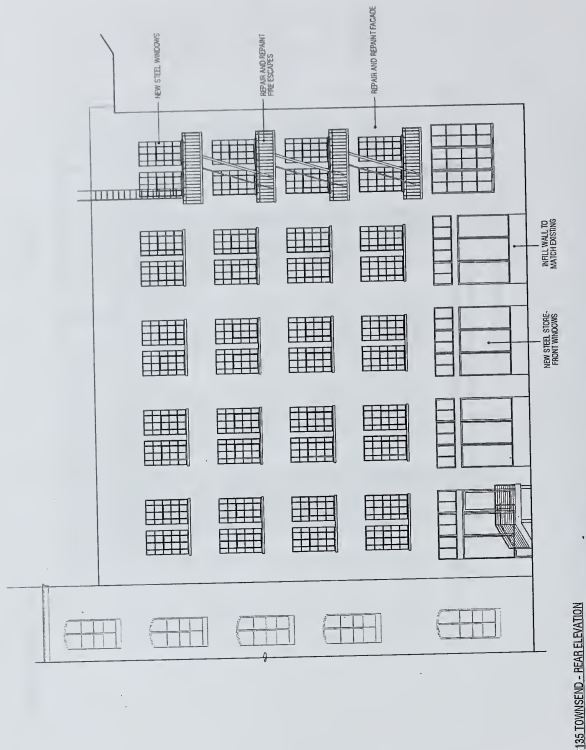


Figure 4. Proposed Front Elevation



Comments: Not to Scale
Source: Office of Chuck Blaszies, October 8, 2015

Figure 5. Proposed Rear Elevation



measures have or will implement mitigation measures or further reduce less-than-significant impacts identified in the PEIR. These include:

- State statute regulating Aesthetics and Parking Impacts for Transit Priority Infill, effective January 2014 (see associated heading below);
- *San Francisco Bicycle Plan* update adoption in June 2009, *Better Streets Plan* adoption in 2010, Transit Effectiveness Project (aka "Muni Forward") adoption in March 2014, Vision Zero adoption by various City agencies in 2014, Proposition A and B passage in November 2014, and the Transportation Sustainability Program process (see Checklist section "Transportation");
- San Francisco ordinance establishing Noise Regulations Related to Residential Uses Near Places of Entertainment effective June 2015 (see Checklist section "Noise");
- San Francisco ordinances establishing Construction Dust Control, effective July 2008, and Enhanced Ventilation Required for Urban Infill Sensitive Use Developments, effective December 2014 (see Checklist section "Air Quality");
- San Francisco Clean and Safe Parks Bond passage in November 2012 and San Francisco Recreation and Open Space Element of the *General Plan* adoption in April 2014 (see Checklist section "Recreation");
- *Urban Water Management Plan* adoption in 2011 and Sewer System Improvement Program process (see Checklist section "Utilities and Service Systems"); and
- Article 22A of the Health Code amendments effective August 2013 (see Checklist section "Hazardous Materials").

CHANGES IN THE PHYSICAL ENVIRONMENT

Since the certification of the Eastern Neighborhoods PEIR in 2008, as evidenced by the volume of development applications submitted to the Planning Department since 2012, the pace of development activity has increased in the Eastern Neighborhoods plan areas. The Eastern Neighborhoods PEIR projected that implementation of the Eastern Neighborhoods Plan could result in a substantial amount of growth within the Eastern Neighborhoods Plan area, resulting in an increase of approximately 7,400 to 9,900 net dwelling units and 3,200,000 to 6,600,000 sf of net nonresidential space (excluding PDR loss) throughout the lifetime of the Plan (year 2025).² The growth projected in the Eastern Neighborhoods PEIR was based on a soft site analysis (i.e., assumptions regarding the potential for a site to be developed

² Tables 12 through 16 of the Eastern Neighborhoods Draft EIR and Table C&R-2 in the Comments and Responses show projected net growth based on proposed rezoning scenarios. A baseline for existing conditions in the year 2000 was included to provide context for the scenario figures for parcels affected by the rezoning, not projected growth totals from a baseline of the year 2000. Estimates of projected growth were based on parcels that were to be rezoned and did not include parcels that were recently developed (i.e., parcels with projects completed between 2000 and March 2006) or have proposed projects in the pipeline (i.e., projects under construction, projects approved or entitled by the Planning Department, or projects under review by the Planning Department or Department of Building Inspection). Development pipeline figures for each Plan Area were presented separately in Tables 5, 7, 9, and 11 in the Draft EIR. Environmental impact assessments for these pipeline projects were considered separately from the Eastern Neighborhoods rezoning effort.

through the year 2025) and not based on the created capacity of the rezoning options (i.e., the total potential for development that would be created indefinitely).³

As of July 31, 2015, projects containing 8,559 dwelling units and 2,231,595 sf of nonresidential space (excluding PDR loss) have completed or are proposed to complete environmental review⁴ within the Eastern Neighborhoods Plan area. These estimates include projects that have completed environmental review (4,885 dwelling units and 1,472,688 sf of nonresidential space) and foreseeable projects, including the proposed project (3,674 dwelling units and 758,907 sf of nonresidential space). Foreseeable projects are those projects for which environmental evaluation applications have been submitted to the San Francisco Planning Department. Of the 4,885 dwelling units that have completed environmental review, building permits have been issued for 3,710 dwelling units, or approximately 76 percent of those units (information is not available regarding building permit nonresidential square footage). An issued building permit means the buildings containing those dwelling units are currently under construction or open for occupancy.

Within the East SoMa subarea, the Eastern Neighborhoods PEIR projected that implementation of the Eastern Neighborhoods Plan could result in an increase of 2,300 to 3,100 net dwelling units and 962,000 to 1,580,000 net sf nonresidential space (excluding PDR loss) through the year 2025. As of July 31, 2015, projects containing 2,114 dwelling units and 1,041,289 sf of nonresidential space (excluding PDR loss) have completed or are proposed to complete environmental review within the East SoMa subarea. These estimates include projects that have completed environmental review (808 dwelling units and 713,271 sf of non-residential space) and foreseeable projects, including the proposed project (1,306 dwelling units and 328,018 sf of nonresidential space). Of the 808 dwelling units that have completed environmental review, building permits have been issued for 745 dwelling units, or approximately 92 percent of those units.

Growth that has occurred within the Plan area since adoption of the Eastern Neighborhoods PEIR has been planned for, and the effects of that growth were anticipated and considered in the Eastern Neighborhoods PEIR. Although the reasonably foreseeable growth in the residential land use category is approaching the projections within the Eastern Neighborhoods PEIR, the nonresidential reasonably foreseeable growth is between approximately 34 and 69 percent of the nonresidential projections in the Eastern Neighborhoods PEIR. The Eastern Neighborhoods PEIR utilized the growth projections to analyze the physical environmental impacts associated with that growth for the following environmental impact topics: Land Use; Population, Housing, Business Activity, and Employment; Transportation; Noise; Air Quality; Parks, Recreation, and Open Space; Utilities/Public Services; and Water. The analysis took into account the overall growth in the Eastern Neighborhoods and did not necessarily analyze in isolation the impacts of growth in one land use category, although each land use category may have differing severities of effects. Therefore, given that the growth from the reasonably foreseeable projects has not exceeded the overall growth that was projected in the Eastern Neighborhoods PEIR, information

³ San Francisco Planning Department, *Community Planning in the Eastern Neighborhoods, Rezoning Options Workbook, Draft*, February 2003. This document is available at: <http://www.sf-planning.org/index.aspx?page=1678#background>.

⁴ For this and the Land Use and Land Use Planning section, environmental review is defined as projects that have or are relying on the growth projections and analysis in the Eastern Neighborhoods PEIR for environmental review (i.e., Community Plan Exemptions or Focused Mitigated Negative Declarations and Focused Environmental Impact Reports with an attached Community Plan Exemption Checklist).

that was not known at the time of the PEIR has not resulted in new significant environmental impacts or substantially more severe adverse impacts than discussed in the PEIR.

AESTHETICS AND PARKING IMPACTS FOR TRANSIT PRIORITY INFILL DEVELOPMENT

Public Resources Code Section 21099(d), effective January 1, 2014, provides that, "aesthetics and parking impacts of a residential, mixed-use residential, or employment center project on an infill site located within a transit priority area shall not be considered significant impacts on the environment." Accordingly, aesthetics and parking are no longer to be considered in determining if a project has the potential to result in significant environmental effects for projects that meet all of the following three criteria:

- a) The project is in a transit priority area;
- b) The project is on an infill site; and
- c) The project is residential, mixed-use residential, or an employment center.

The proposed project meets each of the above three criteria and thus, this checklist does not consider aesthetics or parking in determining the significance of project impacts under CEQA.⁵

Topics:	Significant Impact Peculiar to Project or Project Site	Significant Impact not Identified in PEIR	Significant Impact due to Substantial New Information	No Significant Impact not Previously Identified in PEIR
1. LAND USE AND LAND USE PLANNING— Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c) Have a substantial impact upon the existing character of the vicinity?	☐	☐	☐	☒

The Eastern Neighborhoods PEIR determined that adoption of the Area Plans would result in an unavoidable significant impact on land use due to the cumulative loss of PDR. The project site was zoned M-2 (Heavy Industrial) prior to the rezoning of Eastern Neighborhoods, which is a zoning district that encourages PDR uses. However, the use of the existing building has been retail self-storage since 1985 so the proposed project would not remove any existing PDR uses.

The Eastern Neighborhoods PEIR analyzed a range of potential rezoning options and considered the effects of losing between approximately 520,000 to 4,930,000 square feet of PDR space in the Plan Area throughout the lifetime of the Plan (year 2025). This was compared to an estimated loss of approximately 4,620,000 square feet of PDR space in the Plan Area under the No Project scenario. Within the Eastern SoMa subarea, the Eastern Neighborhoods PEIR considered the effects of losing up to approximately

⁵ San Francisco Planning Department, Transit-Oriented Infill Project Eligibility Checklist for 135 Townsend Street, June 3, 2015. This document, and other cited documents, is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2014.1315E.

770,000 square feet of PDR space through the year 2025. The Eastern Neighborhoods PEIR determined that adoption of the Area Plans would result in an unavoidable significant impact on land use due to the cumulative loss of PDR space. This impact was addressed in a Statement of Overriding Considerations with CEQA Findings and adopted as part of the Eastern Neighborhoods Rezoning and Areas Plans approval on January 19, 2009.

The Eastern Neighborhoods PEIR determined that implementation of the Area Plans would not create any new physical barriers in the Eastern Neighborhoods because the rezoning and Area Plans do not provide for any new major roadways, such as freeways that would disrupt or divide the project area or individual neighborhoods or subareas.

The Citywide Planning and Current Planning Divisions of the Planning Department have determined that the proposed project is permitted in the MUO District and is consistent with the height, density, and land use plans, policies and regulations.⁶⁷ The proposed project falls within the South Park generalized zoning district, intended to protect the historic character of the district by encouraging smaller scale residential and commercial development. The proposed project, which converts the self-storage facility into small office and retail uses, is consistent with this designation.

Because the proposed project is consistent with the development density established in the Eastern Neighborhoods Rezoning and area Plans, implementation of the proposed project would not result in significant impacts that were not identified in the Eastern Neighborhoods PEIR related to land use and land use planning, and no mitigation measures are necessary.

Topics:	<i>Significant Impact Peculiar to Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
2. POPULATION AND HOUSING— Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing housing units or create demand for additional housing, necessitating the construction of replacement housing?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

One of the objectives of the Eastern Neighborhoods Rezoning and Area Plans is to identify appropriate locations for housing in the City's industrially zoned land to meet the citywide demand for additional

⁶ Susan Exline, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Citywide Planning and Policy Analysis, 135 Townsend Street, October 14, 2015.

⁷ Jeff Joslin, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Current Planning Analysis, 135 Townsend Street, October 22, 2015.

housing. The PEIR concluded that an increase in population in the Plan Areas is expected to occur as a secondary effect of the proposed rezoning and that any population increase would not, in and of itself, result in adverse physical effects, but would serve to advance key City policy objectives, such as providing housing in appropriate locations next to downtown and other employment generators and furthering the City's Transit First policies. It was anticipated that the rezoning would result in an increase in both housing development and population in all of the Area Plan neighborhoods. The Eastern Neighborhoods PEIR determined that the anticipated increase in population and density would not result in significant adverse physical effects on the environment. No mitigation measures were identified in the PEIR.

The proposed project consists of converting an existing five-story building from retail self-storage use to approximately 49,995 gsf of office use and approximately 1,395 gsf of retail use, which would result in a total of about 184 employees on the project site.⁸ As stated in the "Changes in the Physical Environment" section above, these direct effects of the proposed project on population and housing are within the scope of the population growth anticipated under the Eastern Neighborhoods Rezoning and Area Plans and evaluated in the Eastern Neighborhoods PEIR.

For these reasons, the proposed project would not result in significant impacts on population and housing beyond those identified in the Eastern Neighborhoods PEIR.

Topics:	Significant Impact Peculiar to Project or Project Site	Significant Impact not Identified in PEIR	Significant Impact due to Substantial New Information	No Significant Impact not Previously Identified in PEIR
3. CULTURAL AND PALEONTOLOGICAL RESOURCES—Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5, including those resources listed in Article 10 or Article 11 of the San Francisco Planning Code?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	☒
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

Historic Architectural Resources

Pursuant to CEQA Guidelines Sections 15064.5(a)(1) and 15064.5(a)(2), historical resources are buildings or structures that are listed, or are eligible for listing, in the California Register of Historical Resources (CRHR) or are identified in a local register of historical resources, such as Articles 10 and 11 of the San Francisco Planning Code. The Eastern Neighborhoods PEIR determined that future development

⁸ San Francisco Planning Department, 2002 *Transportation Impact Analysis Guidelines for Environmental Review*, October 2002, Table C-1, p. C-3. The estimated number of employees is based on the following factors: one employee for every 350 sf of retail space and one employee for every 276 sf of general office space.

facilitated through the changes in use districts and height limits under the Eastern Neighborhoods Area Plans could have substantial adverse changes on the significance of both individual historical resources and on historical districts within the Plan Areas. The PEIR determined that approximately 32 percent of the known or potential historical resources in the Plan Areas could potentially be affected under the preferred alternative. The Eastern Neighborhoods PEIR found this impact to be significant and unavoidable. This impact was addressed in a Statement of Overriding Considerations with findings and adopted as part of the approval of the Eastern Neighborhoods Rezoning and Area Plans on January 19, 2009.

The existing building at 135 Townsend Street is a contributor to the South End Historic District and is considered a historical resource under CEQA. Proposed alterations to the existing building include interior tenant improvements, in-kind replacements of the exterior windows, and a new storefront on the ground-floor. The Planning Department has reviewed the proposed alterations and determined that they would be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Rehabilitation).⁹ Therefore, the proposed project would not contribute to the significant historic resource impact identified in the Eastern Neighborhoods PEIR, and no historic resource mitigation measures would apply to the proposed project.

For these reasons, the proposed project would not result in significant impacts on historic architectural resources that were not identified in the Eastern Neighborhoods PEIR.

Archeological Resources

The Eastern Neighborhoods PEIR determined that implementation of the Area Plans could result in significant impacts on archeological resources and identified three mitigation measures that would reduce these potential impacts to less-than-significant levels. PEIR Mitigation Measure J-1 applies to properties for which a final archeological research design and treatment plan (ARDTP) is on file at the Northwest Information Center and the Planning Department. PEIR Mitigation Measure J-2 applies to properties for which no archeological assessment report has been prepared or for which the archeological documentation is incomplete or inadequate to serve as an evaluation of potential effects on archeological resources under CEQA. PEIR Mitigation Measure J-3, which applies to properties in the Mission Dolores Archeological District, requires that a specific archeological testing program be conducted by a qualified archeological consultant with expertise in California prehistoric and urban historical archeology.

The project site is not in an area for which a previous archeological study has been conducted and an ARDTP is on file; therefore, PEIR Mitigation Measure J-1 is not applicable to the proposed project. No previous archeological studies have been conducted for the project site; therefore PEIR Mitigation Measure J-2 is applicable to the proposed project. PEIR Mitigation Measure J-2 requires the preparation of a Preliminary Archeological Sensitivity Study to determine the potential for archeological resources to be present at the project site. The Planning Department conducted a Preliminary Archeological Review and determined that the proposed project would have no impact on archeological resources as project

⁹ San Francisco Planning Department, *Preservation Team Review Form, 135 Townsend Street*, September 28, 2015.

excavation is minimal and would only disturb fill.¹⁰ The project site is not in the Mission Dolores Archeological District; therefore, PEIR Mitigation Measure J-3 is not applicable to the proposed project.

For these reasons, the proposed project would not result in significant impacts on archeological resources beyond those identified in the Eastern Neighborhoods PEIR.

Topics:	Significant Impact Peculiar to Project or Project Site	Significant Impact not Identified in PEIR	Significant Impact due to Substantial New Information	No Significant Impact not Previously Identified in PEIR
4. TRANSPORTATION AND CIRCULATION— Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☐	☒
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒
c) Result in a change in air traffic patterns, including either an increase in traffic levels, obstructions to flight, or a change in location, that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☐	☒
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☒

The Eastern Neighborhoods PEIR anticipated that growth resulting from the zoning changes would not result in significant impacts related to pedestrians, bicyclists, loading, emergency access, or construction. As the proposed project is within the scope of development projected under the Eastern Neighborhoods Rezoning and Area Plans, there would be no additional impacts on pedestrians, bicyclists, loading, emergency access, or construction beyond those analyzed in the Eastern Neighborhoods PEIR.

However, the Eastern Neighborhoods PEIR anticipated that growth resulting from the zoning changes could result in significant impacts on traffic and transit ridership, and identified 11 transportation mitigation measures, which are discussed below in the Traffic and Transit subsections. Even with mitigation, however, it was anticipated that the significant adverse cumulative traffic impacts and the

¹⁰ Randall Dean, San Francisco Planning Department, email to Michael Li, San Francisco Planning Department, February 12, 2015.

cumulative impacts on transit lines could not be fully mitigated. Thus, these impacts were found to be significant and unavoidable.

The project site is not located within an airport land use plan area, or in the vicinity of a private airstrip. Therefore, CPE Checklist Topic 4c is not applicable.

Trip Generation

The proposed project consists of converting an existing five-story building from retail self-storage use to approximately 49,995 gsf of office use with approximately 1,395 gsf of ground-floor retail use. There would be no off-street parking spaces, but a total of 32 bicycle parking spaces would be provided.

Vehicle trip generation rates for the existing retail self-storage facility were estimated to be approximately 102 weekday vehicle trips.¹¹ During the p.m. peak hour, the existing storage facility generates an estimated 9 p.m. peak hour vehicle trips.

Trip generation rates for the proposed land uses were calculated using information in the 2002 *Transportation Impact Analysis Guidelines for Environmental Review (Transportation Guidelines)* developed by the San Francisco Planning Department.¹² The proposed office and retail uses would generate an estimated 1,115 person trips (inbound and outbound) on a weekday daily basis, consisting of 696 person trips by auto, 199 transit trips, 159 walk trips, and 61 trips by other modes. During the p.m. peak hour, the proposed project would generate an estimated 65 person trips by auto. Accounting for vehicle occupancy data for the project site's census tract, the proposed project would generate 407 daily vehicle trips, 47 of which would occur during the p.m. peak hour.

When netting out the estimated vehicle trips of the existing retail self-storage facility, implementation of the proposed project would generate an estimated 305 net new daily vehicle trips, 38 of which would occur during the p.m. peak hour.

Traffic

Mitigation Measures E-1 through E-4 of the Eastern Neighborhoods PEIR were adopted as part of the Plan with uncertain feasibility to address significant traffic impacts. These measures are not applicable to the proposed project, as they are plan-level mitigation measures to be implemented by City and County agencies. Since certification of the PEIR, the San Francisco Municipal Transportation Agency (SFMTA) has been engaged in public outreach regarding some of the parking-related measures identified in Mitigation Measures E-2 and E-4: Intelligent Traffic Management, although they have not been implemented. Measures that have been implemented include traffic signal installation at Rhode Island/16th streets as identified in Mitigation Measure E-1 and enhanced funding as identified in Mitigation Measure E-3 through San Francisco Propositions A and B passed in November 2014. Proposition A authorized the City to borrow \$500 million through issuing general obligation bonds in order to meet some of the transportation infrastructure needs of the City. These funds are allocated for

¹¹ These rates are based on the Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region by the San Diego Association of Governments (SANDAG), April 2002. Trip generation was based on SANDAG's weekday vehicle trip generation rate of 0.2 vehicle trips per retail storage vault, and the p.m. peak hour is 9 percent.

¹² San Francisco Planning Department, *135 Townsend Street Transportation Calculations for Proposed Project*, September 29, 2015.

constructing transit-only lanes and separated bikeways, installing new boarding islands and escalators at Muni/BART stops, installing sidewalk curb bulb-outs, raised crosswalks, median islands, and bicycle parking, and upgrading Muni maintenance facilities, among various other improvements. Proposition B, which also passed in November 2014, amends the City Charter to increase the amount the City provided to the SFMTA based on the City's population, with such funds to be used to improve Muni service and street safety. Some of this funding may be applied to transportation projects within the Eastern Neighborhoods Plan area.

Vehicle trips associated with the proposed project would travel through the intersections surrounding the project block. Intersection operating conditions are characterized by the concept of Level of Service

(LOS), which ranges from A to F and provides a description of an intersection's performance based on traffic volumes, intersection capacity, and vehicle delays. LOS A represents free-flow conditions with little or no delay, while LOS F represents congested conditions with extremely long delays; LOS D (moderately high delays) is considered the lowest acceptable LOS in San Francisco.

The Eastern Neighborhoods PEIR analyzed traffic impacts at 40 intersections throughout the Plan Area. The intersections near the project site (within approximately 800 feet) include Second/Brannan and Third/King. Table 1: Intersection Levels of Service, provides existing and cumulative LOS data gathered for these intersections, per the transportation study for the Eastern Neighborhoods PEIR.¹³

Table 1: Intersection Levels of Service

<u>Intersection</u>	<u>Existing LOS (2007)</u>	<u>Cumulative LOS (2025)</u>
Second/Brannan	B	B
Third/King	D	F

Source: Eastern Neighborhoods PEIR, Table 41, 2008.

Notes:

(1) **Bold** indicates intersection operates at unacceptable LOS conditions (LOS E or F).

The proposed project would generate an estimated 38 net new p.m. peak-hour vehicle trips that could travel through surrounding intersections. These vehicle trips would not substantially increase traffic volumes at nearby intersections, would not substantially increase the average delay to the degree that the LOS of nearby intersections would deteriorate from acceptable to unacceptable, and would not substantially increase the average delay at intersections that currently operate at an unacceptable LOS.

The proposed project would not contribute considerably to LOS delay conditions as its contribution of an estimated 38 net new p.m. peak-hour vehicle trips would not be a substantial proportion of the overall traffic volume or the new vehicle trips generated by Eastern Neighborhoods projects. The proposed project would also not contribute considerably to 2025 cumulative conditions and thus, the proposed project would not have any significant cumulative traffic impacts.

For these reasons, the proposed project would not result in significant traffic impacts beyond those identified in the Eastern Neighborhoods PEIR.

Transit

¹³ CHS Consulting Group, LCW Consulting, and Wilbur Smith Associates, *Eastern Neighborhoods Rezoning and Area Plans Transportation Study*, June 30, 2007.

Mitigation Measures E-5 through E-11 of the Eastern Neighborhoods PEIR were adopted as part of the Plan with uncertain feasibility to address significant transit impacts. These measures are not applicable to the proposed project, as they are plan-level mitigations to be implemented by City and County agencies. In compliance with a portion of Mitigation Measure E-5: Enhanced Transit Funding, the City adopted impact fees for development in Eastern Neighborhoods that goes toward funding transit and complete streets. In addition, the City is currently conducting outreach regarding Mitigation Measure E-5: Enhanced Transit Funding, and Mitigation Measure E-11: Transportation Demand Management, as part of the Transportation Sustainability Program.¹⁴ In compliance with all or portions of Mitigation Measure E-6: Transit Corridor Improvements, Mitigation Measure E-7: Transit Accessibility, Mitigation Measure E-9: Rider Improvements, and Mitigation Measure E-10: Transit Enhancement, the SFMTA is implementing the Transit Effectiveness Project (TEP), which was approved by the SFMTA Board of Directors in March 2014. The TEP (now called Muni Forward) includes system-wide review, evaluation, and recommendations to improve service and increase transportation efficiency. Examples of transit priority and pedestrian safety improvements within the Eastern Neighborhoods Plan area as part of Muni Forward include the 14 Mission Rapid Transit Project, the 22 Fillmore Extension along 16th Street to Mission Bay (expected construction between 2017 and 2020), and the Travel Time Reduction Project on Route 9 San Bruno (initiation in 2015). In addition, Muni Forward includes service improvements to various routes within the Eastern Neighborhoods Plan area such as the implemented new Route 55 on 16th Street.

Mitigation Measure E-7 also identifies implementing recommendations of the *San Francisco Bicycle Plan* and the *San Francisco Better Streets Plan*. As part of the *Bicycle Plan*, adopted in 2009, a series of minor, near-term and long-term bicycle facility improvements are planned within the Eastern Neighborhoods, including along 2nd Street, 5th Street, 17th Street, Townsend Street, Illinois Street, and Cesar Chavez Boulevard. The *Better Streets Plan*, adopted in 2010, describes a vision for the future of San Francisco's pedestrian realm and calls for streets that work for all users. The *Better Streets Plan* requirements were codified in Planning Code Section 138.1, and new projects constructed in the Eastern Neighborhoods Plan area are subject to varying requirements, depending on project size. Another effort which addresses transit accessibility, Vision Zero, was adopted by various City agencies in 2014. Vision Zero focuses on building better and safer streets through education, evaluation, enforcement, and engineering. The goal is to eliminate all traffic fatalities by 2024. Vision Zero projects within the Eastern Neighborhoods Plan area include pedestrian intersection treatments along Mission Street from 18th to 23rd streets, the Potrero Avenue Streetscape Project from Division to Cesar Chavez streets, and the Howard Street Pilot Project, which includes pedestrian intersection treatments from 4th to 6th streets.

The project site is well served by public transportation. Within one-quarter mile of the project site, the San Francisco Municipal Railway (Muni) operates the following bus lines: the 8 Bayshore, 8AX Bayshore A Express, 8BX Bayshore B Express, 10 Townsend, 12 Folsom/Pacific, 30 Stockton, 45 Union/Stockton, 81X Caltrain Express, and the 82X Levi Plaza Express. Muni also operates the N Judah and KT Ingleside/Third Street light rail lines along King Street. The intersection of Second and Townsend streets, which is closest to the project site, has two bus stops: one on the northwest corner and one on the northeast corner. These bus stops serve the 10 Townsend bus line.

¹⁴ <http://sfplanning.org>

The proposed project would be expected to generate 199 new daily transit trips, including 18 new transit trips during the p.m. peak hour. Given the wide availability of nearby transit, the addition of 18 net new transit trips during the p.m. peak-hour would be accommodated by existing capacity. As such, the proposed project would not result in unacceptable levels of transit service or cause a substantial increase in delays or operating costs such that significant adverse impacts in transit service could result.

Each of the rezoning options in the Eastern Neighborhoods PEIR identified significant and unavoidable cumulative impacts related to increases in transit ridership on Muni lines, with the Preferred Project having significant impacts on seven lines. The project site is not within one-quarter mile of these seven affected lines. The proposed project would not contribute considerably to these conditions as its minor contribution of 18 net new transit trips during the p.m. peak hour would not be a substantial proportion of the overall additional transit volume generated by Eastern Neighborhood projects. The proposed project would also not contribute considerably to 2025 cumulative transit conditions and thus would not result in any significant cumulative transit impacts.

For the above reasons, the proposed project would not result in significant impacts that were not identified in the Eastern Neighborhoods PEIR related to transit and would not contribute considerably to cumulative transit impacts that were identified in the Eastern Neighborhoods PEIR.

Pedestrians

The PEIR stated that given the low to moderate levels of baseline pedestrian activity within most of the Eastern Neighborhoods, the anticipated increase in pedestrian traffic could be accommodated by existing sidewalks. The PEIR acknowledged that the East SoMa would experience the greatest overall increase in pedestrian trips, from baseline conditions, among the four Eastern Neighborhoods. Trips to and from transit stops, and to and from parking facilities would result in an increase in pedestrian volumes on the study area sidewalks. Increases in pedestrian volumes would be most noticeable in the immediate vicinity of subsequent individual development projects. The PEIR stated that since baseline pedestrian volumes within East SoMa were relatively low, the character of interactions between pedestrians and vehicles may change substantially. With increased residential development, increases in the number of pedestrians would likely outpace the substantial increases in the number of vehicles in the area. For future conditions, the amount of conflicts between pedestrians and vehicles would likely increase, but the presence of increased number of pedestrians may also affect driver behavior. New residential settings coupled with substantial increases in foot traffic may partially offset risks associated with increased pedestrian-vehicle conflicts, as "safety in numbers" causes drivers to expect and adapt to increased interactions with pedestrians. The addition of pedestrian trips associated with the rezoning would likely change the character of the area's pedestrian environment, but would not be expected to significantly affect baseline pedestrian conditions. The East SoMa Plan contains objectives and policies that would serve to encourage travel by public transit and other non-auto modes, and enhance pedestrian travel and safety within East SoMa.

The proposed project would generate approximately 28 pedestrian trips (10 walking trip and 18 trips to/from nearby transit stops) during the typical p.m. peak hour. The new pedestrian trips could be accommodated on existing sidewalks and crosswalks adjacent to the project site and would not substantially overcrowd the sidewalk on Townsend Street, which is approximately ten feet wide. Implementation of the proposed project would improve pedestrian circulation by removing the existing 30-foot-wide curb cut on Townsend Street and by not providing off-street parking at the project site.

Although the proposed project would result in an increase in the number of vehicles and pedestrians, this increase would not be substantial enough to create potentially hazardous conditions for pedestrian or otherwise substantially interfere with pedestrian accessibility to the site and adjacent areas. In addition, the project site was not identified as being in a high-injury corridor as defined by Vision Zero, which is the City's adopted road safety policy that aims for zero traffic deaths in San Francisco by 2024.¹⁵ Therefore, impacts on pedestrians would be less than significant.

For the above reasons, the proposed project would not result in significant project-level or cumulative pedestrian impacts that were not identified in the Eastern Neighborhoods PEIR.

Topics:	Significant Impact Peculiar to Project or Project Site	Significant Impact not Identified in PEIR	Significant Impact due to Substantial New Information	No Significant Impact not Previously Identified in PEIR
5. NOISE—Would the project:				
a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒
b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
e) For a project located within an airport land use plan area, or, where such a plan has not been adopted, in an area within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	☐	☐	☐	☒
f) For a project located in the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
g) Be substantially affected by existing noise levels?	☐	☐	☐	☒

The Eastern Neighborhoods PEIR determined that implementation of the Eastern Neighborhoods Rezoning and Area Plans would result in less-than-significant impacts related to incremental increases in traffic noise. However, the Eastern Neighborhoods PEIR determined that there would be significant noise impacts related to construction activities and conflicts between noise-sensitive uses and noise-generating land uses such as PDR, retail, nighttime entertainment, cultural/institutional/educational, and office uses. The Eastern Neighborhoods PEIR identified six noise mitigation measures that would reduce noise impacts from construction and noise-generating land uses to less-than-significant levels.

¹⁵ Vision Zero High Injury Network map, accessed on August 17, 2015, is available online at:

<http://sfgov.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=335c508503374f5d94c95cb2a1f3f4f4>

Construction Impacts

Eastern Neighborhoods PEIR Mitigation Measures F-1 and F-2 relate to construction noise. Mitigation Measure F-1 addresses individual projects that include pile-driving, and Mitigation Measure F-2 addresses individual projects that include particularly noisy construction procedures (including pile-driving). The proposed project does not necessitate the use of pile-driving or other construction practices generating excessive noise. Therefore, Mitigation F-1 and F-2 would not be applicable to the project.

In addition, all construction activities for the proposed project (approximately six months) would be subject to and would comply with the San Francisco Noise Ordinance (Noise Ordinance), which is codified as Article 29 of the San Francisco Police Code. The Noise Ordinance regulates construction noise and requires that construction work be conducted in the following manner: (1) noise levels of construction equipment, other than impact tools, must not exceed 80 dBA at a distance of 100 feet from the source (the equipment generating the noise); (2) impact tools must have intake and exhaust mufflers that are approved by the Director of the Department of Public Works (DPW) or the Director of the Department of Building Inspection (DBI) to best accomplish maximum noise reduction; and (3) if the noise from the construction work would exceed the ambient noise levels at the site property line by 5 dBA, the work must not be conducted between 8:00 p.m. and 7:00 a.m. unless the Director of the DPW authorizes a special permit for conducting the work during that period.

The DBI is responsible for enforcing the Noise Ordinance for private construction projects during normal business hours (8:00 a.m. to 5:00 p.m.). The Police Department is responsible for enforcing the Noise Ordinance during all other hours. Nonetheless, during the six-month construction period for the proposed project, occupants of the nearby properties could be disturbed by construction noise. Times may occur when noise could interfere with indoor activities in nearby residences and other businesses near the project site and may be considered an annoyance by occupants of nearby properties. The increase in noise in the project area during project construction would not be considered a significant impact of the proposed project, because the construction noise would be temporary, intermittent, and restricted in occurrence and level. In addition, the construction contractor would be required to comply with the Noise Ordinance and PEIR Mitigation Measure F-2, which would reduce construction noise impacts to less-than-significant levels.

Operational Impacts

PEIR Mitigation Measures F-3: Interior Noise Levels and PEIR Mitigation Measure F-4: Siting Noise-Sensitive Uses, require that a detailed analysis of noise reduction requirements be conducted for new development that includes noise-sensitive uses located along streets with noise levels above 60 dBA (Ldn). The proposed project does not include any noise-sensitive uses. Therefore, PEIR Mitigation Measures F-3 and F-4 are not applicable to the proposed project.

PEIR Mitigation Measure F-5 addresses impacts related to individual development projects that include new noise-generating uses that would be expected to generate noise levels in excess of ambient noise levels. The proposed project would introduce office and retail uses to the project site, but these uses are not expected to generate noise levels in excess of existing ambient noise levels in the project vicinity. The proposed project includes the installation of mechanical equipment, such as heating and ventilation systems, that could produce operational noise, but this equipment would be required to comply with the standards set forth in Section 2909 of the Noise Ordinance. The proposed project does not include the

installation of a backup diesel generator. Therefore, PEIR Mitigation Measure F-5 is not applicable to the proposed project.

PEIR Mitigation Measure F-6 addresses impacts from existing ambient noise levels on open space required under the Planning Code for new development that includes noise-sensitive uses. Although the proposed project includes open space in the form of a roof deck, the open space is not for a noise-sensitive use; the proposed project does not include any noise-sensitive uses. Therefore, PEIR Mitigation Measure F-6 is not applicable to the proposed project.

The project site is not located within an airport land use plan area, within two miles of a public airport, or in the vicinity of a private airstrip. Therefore, CPE Checklist Topics 5e and 5f are not applicable.

For these reasons, the proposed project would not result in significant noise impacts beyond those identified in the Eastern Neighborhoods PEIR.

Topics:	Significant Impact Peculiar to Project or Project Site	Significant Impact not Identified in PEIR	Significant Impact due to Substantial New Information	No Significant Impact not Previously Identified in PEIR
6. AIR QUALITY—Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☒
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal, state, or regional ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☒
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

The Eastern Neighborhoods PEIR identified potentially significant air quality impacts resulting from construction activities and impacts on sensitive land uses¹⁶ as a result of exposure to elevated levels of diesel particulate matter (DPM) and other toxic air contaminants (TACs). The Eastern Neighborhoods PEIR identified four mitigation measures that would reduce these air quality impacts to less-than-significant levels and stated that with implementation of identified mitigation measures, the Area Plan would be consistent with the *Bay Area 2005 Ozone Strategy*, which was the applicable air quality plan at that time. All other air quality impacts were found to be less than significant.

¹⁶ The Bay Area Air Quality Management District considers sensitive receptors as: children, adults or seniors occupying or residing in: 1) residential dwellings, including apartments, houses, condominiums, 2) schools, colleges, and universities, 3) daycares, 4) hospitals, and 5) senior care facilities. BAAQMD, Recommended Methods for Screening and Modeling Local Risks and Hazards, May 2011, p. 12.

Construction Dust Control

PEIR Mitigation Measure G-1: Construction Air Quality, requires individual projects involving construction activities to include dust control measures and to maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants. The San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes, generally referred to as the Construction Dust Control Ordinance (Ordinance No. 176-08, effective August 29, 2008). The intent of this ordinance is to reduce the quantity of fugitive dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of on-site workers, to minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection. Project-related construction activities would result in construction dust, primarily from ground-disturbing activities. In compliance with the Construction Dust Control Ordinance, the project sponsor and contractor responsible for construction activities at the project site would be required to control construction dust on the site through a combination of watering disturbed areas, covering stockpiled materials, sweeping streets and sidewalks, and other measures.

The regulations and procedures set forth in the Construction Dust Control Ordinance would ensure that construction dust impacts would not be significant. These requirements supersede the dust control provisions of PEIR Mitigation Measure G-1. Therefore, the portion of PEIR Mitigation Measure G-1 that addresses dust control is no longer applicable to the proposed project.

Criteria Air Pollutants

While the Eastern Neighborhoods PEIR determined that at a program-level the Eastern Neighborhoods Rezoning and Area Plans would not result in significant regional air quality impacts, the PEIR states that “Individual development projects undertaken in the future pursuant to the new zoning and area plans would be subject to a significance determination based on the BAAQMD’s quantitative thresholds for individual projects.”¹⁷ The BAAQMD’s *CEQA Air Quality Guidelines (Air Quality Guidelines)* provide screening criteria¹⁸ for determining whether a project’s criteria air pollutant emissions would violate an air quality standard, contribute to an existing or projected air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants. Pursuant to the *Air Quality Guidelines*, projects that meet the screening criteria do not have a significant impact related to criteria air pollutants. Criteria air pollutant emissions during construction and operation of the proposed project would meet the Air Quality Guidelines screening criteria. The proposed project, with 49,995 gsf of office space and 1,395 gsf of retail space, is well below both the construction screening criterion and the operational screening criterion for the “general office building” and “strip mall” land use types. Therefore, the proposed project would not have a significant impact related to criteria air pollutants, and a detailed air quality assessment is not required.

Health Risk

Since the certification of the PEIR, the San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes (Ordinance No. 224-14, effective

¹⁷ San Francisco Planning Department, *Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report*, Case No. 2004.0160E, certified August 7, 2008, p. 346. Available online at <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=4003>, accessed May 5, 2015.

¹⁸ Bay Area Air Quality Management District, *CEQA Air Quality Guidelines*, updated May 2011, pp. 3-2 to 3-3.

December 7, 2014), generally referred to as Health Code Article 38: Enhanced Ventilation Required for Urban Infill Sensitive Use Developments (Article 38). The purpose of Article 38 is to protect the public health and welfare by establishing an Air Pollutant Exposure Zone (APEZ) and imposing an enhanced ventilation requirement for all urban infill sensitive use development within the APEZ. The project site is not within an APEZ. The APEZ, as defined in Article 38, consists of areas that, based on modeling of all known air pollutant sources, exceed health protective standards for cumulative PM_{2.5} concentration and cumulative excess cancer risk. The APEZ incorporates health vulnerability factors and proximity to freeways.

Construction

As discussed above, the project site is not located within an identified APEZ. Therefore, the remainder of Mitigation Measure G-1 that requires the minimization of construction exhaust emissions is not applicable to the proposed project.

Siting Sensitive Land Uses

The proposed project consists of converting a retail self-storage use to office and retail uses, which are land uses that are not considered sensitive land uses for purposes of air quality evaluation. As discussed above, the project site is not within an APEZ, and Article 38 is not applicable to the proposed project. Therefore, PEIR Mitigation Measure G-2: Air Quality for Sensitive Land Uses, is not applicable to the proposed project, and the proposed project's impacts related to siting new sensitive land uses would be less than significant.

Siting New Sources

The proposed project would not generate more than 10,000 vehicle trips per day, more than 100 truck trips per day, or more than 40 refrigerated truck trips per day. In addition, the proposed project would not include a backup diesel generator or other sources that would emit DPM or other TACs. Therefore, PEIR Mitigation Measure G-3: Siting of Uses that Emit DPM, and PEIR Mitigation Measure G-4: Siting of Uses that Emit Other TACs, are not applicable to the proposed project.

Conclusion

For these reasons, the proposed project would not result in significant air quality impacts that were not identified in the Eastern Neighborhoods PEIR. None of the air quality mitigation measures identified in the Eastern Neighborhoods PEIR is applicable to the proposed project

Topics:	Significant Impact Peculiar to Project or Project Site	Significant Impact not Identified in PEIR	Significant Impact due to Substantial New Information	No Significant Impact not Previously Identified in PEIR
7. GREENHOUSE GAS EMISSIONS—Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒
b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

The Eastern Neighborhoods PEIR assessed the GHG emissions that could result from the three rezoning options under the Eastern Neighborhoods Rezoning and Area Plans. The Eastern Neighborhoods Rezoning Options A, B, and C are anticipated to result in GHG emissions on the order of 4.2, 4.3 and 4.5 metric tons of CO₂E¹⁹ per service population,²⁰ respectively. The Eastern Neighborhoods PEIR concluded that the resulting GHG emissions from the three options analyzed would be less than significant, and no mitigation measures were identified in the PEIR.

The proposed project was determined to be consistent with San Francisco's GHG Reduction Strategy,²¹ which is comprised of regulations that have proven effective in reducing San Francisco's overall GHG emissions; GHG emissions have been measurably reduced when compared to 1990 emissions levels, demonstrating that the City has met and exceeded Executive Order S-3-05, Assembly Bill 32, and the *Bay Area 2010 Clean Air Plan's* GHG reduction goals for the year 2020.²² Other existing regulations, such as those implemented through Assembly Bill 32, will continue to reduce a proposed project's contribution to climate change. Therefore, the proposed project's GHG emissions would not conflict with state, regional, and local GHG reduction plans and regulations, and the proposed project's contribution to GHG emissions would not be cumulatively considerable or generate GHG emissions, either directly or indirectly, that would have a significant impact on the environment.

As the proposed project is within the scope of development projected under the Eastern Neighborhoods Rezoning and Area Plans, there would be no additional impacts on GHG emissions beyond those analyzed in the Eastern Neighborhoods PEIR.

Topics:	Significant Impact Peculiar to Project or Project Site	Significant Impact not Identified in PEIR	Significant Impact due to Substantial New Information	No Significant Impact not Previously Identified in PEIR
8. WIND AND SHADOW—Would the project:				
a) Alter wind in a manner that substantially affects public areas?	☐	☐	☐	☒
b) Create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas?	☐	☐	☐	☒

Wind

Based upon experience of the Planning Department in reviewing wind analyses and expert opinion on other projects, it is generally the case that projects less than 80 feet in height would not have the potential to result in significant wind impacts. The new height limits proposed under the Eastern Neighborhoods

¹⁹ CO₂E, defined as equivalent carbon dioxide, is a quantity that describes other greenhouse gases in terms of the amount of carbon dioxide that would have an equal global warming potential.

²⁰ Memorandum from Jessica Range to Environmental Planning Division staff, Greenhouse Gas Analyses for Community Plan Exemptions in Eastern Neighborhoods, April 20, 2010. This memorandum provides an overview of the GHG analysis conducted for the Eastern Neighborhoods PEIR and provides an analysis of the emissions using a service population (equivalent of total number of residents and employees) metric.

²¹ San Francisco Planning Department, Greenhouse Gas Compliance Checklist, 135 Townsend Street, May 5, 2015.

²² Executive Order S-3-05, Assembly Bill 32, and the *Bay Area 2010 Clean Air Plan* set a target of reducing GHG emissions to below 1990 levels by the year 2020.

Rezoning and Area Plans would generally not exceed 80 feet. A few locations throughout the Plan Area already have existing height limits of 130 feet, but no new locations with height limits of 130 feet were proposed. For these reasons, the Eastern Neighborhoods PEIR determined that, at a programmatic level, the Eastern Neighborhoods Rezoning and Area Plans would not result in significant wind impacts. No mitigation measures were identified in the PEIR. Individual development projects proposed under the Eastern Neighborhoods Rezoning and Area Plans must still be assessed to ensure that they would not result in significant project-level wind impacts.

The existing building on the project site is 70 feet tall. As part of the proposed project, a new 11-foot-tall stair penthouse and a new 17-foot-tall elevator penthouse would be constructed on the roof of the building to provide access to the proposed roof deck. The new stair penthouse would be set back about 21 feet from the rear façade of the building, while the new elevator penthouse would be set back about 23 feet from the front façade of the building. Given the small footprints of these two penthouse structures and their locations away from the front and rear façades of the building, any overhead winds that they intercept would be redirected onto the roof of the building. Overhead winds that are intercepted and redirected by these two penthouse structures would not reach the sidewalk. For these reasons, the proposed project would not result in any significant wind impacts beyond those identified in the Eastern Neighborhoods PEIR.

Shadow

Planning Code Section 295 generally prohibits new structures above 40 feet in height that would cast additional shadows on open space that is under the jurisdiction of the San Francisco Recreation and Park Commission between one hour after sunrise and one hour before sunset, at any time of the year, unless that shadow would not result in a significant adverse effect on the use of the open space. Under the Eastern Neighborhoods Rezoning and Area Plans, some sites surrounding parks could be redeveloped with taller buildings, because some parks are not subject to the provisions of Section 295 (i.e., some parks are under the jurisdiction of agencies other than the Recreation and Park Commission or are privately owned). The Eastern Neighborhoods PEIR could not conclude if the Eastern Neighborhoods Rezoning and Area Plans would result in less-than-significant shadow impacts, because the feasibility of complete mitigation for the potential new shadow impacts of unknown development proposals could not be determined at that time. Therefore, the PEIR determined that the shadow impacts would be significant and unavoidable. No mitigation measures were identified in the PEIR.

The proposed project would convert an existing five-story, 70-foot-tall building from retail self-storage use to office and retail uses. A new 11-foot-tall stair penthouse and a new 17-foot-tall elevator penthouse would be constructed on the roof of the building. The Planning Department prepared a preliminary shadow fan analysis and determined that the proposed project would not cast shadow on any properties under the jurisdiction of the San Francisco Recreation and Park Commission at any time during the year.^{23, 24}

²³ A shadow fan is a diagram that shows the maximum potential reach of project shadow, without accounting for intervening buildings that could block the shadow, over the course of an entire year (from one hour after sunrise until one hour before sunset on each day of the year) in relation to the locations of nearby open spaces, recreation facilities, and parks.

²⁴ San Francisco Planning Department, *Shadow Fan Analysis*, 135 Townsend Street, October 14, 2015.

The proposed project would shade portions of nearby streets, sidewalks, and private properties in the project vicinity at different times of day throughout the year. Shadows on streets and sidewalks would be transitory in nature, would not exceed levels commonly expected in urban areas, and would be considered a less-than-significant impact under CEQA. Although occupants of nearby properties may regard the increase in shadow as undesirable, the limited increase in shading of private properties as a result of the proposed project would be considered a less-than-significant impact under CEQA.

For these reasons, the proposed project would not result in significant shadow impacts beyond those identified in the Eastern Neighborhoods PEIR.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
9. RECREATION—Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?	☐	☐	☐	☒
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☐	☒
c) Physically degrade existing recreational resources?	☐	☐	☐	☒

The Eastern Neighborhoods PEIR concluded that implementation of the Eastern Neighborhoods Rezoning and Area Plans would not result in substantial or accelerated deterioration of existing recreational resources or require the construction or expansion of recreational facilities that may have an adverse effect on the environment. No mitigation measures related to recreational resources were identified in the Eastern Neighborhoods PEIR.

As part of the adoption of the Eastern Neighborhoods Rezoning and Area Plans, the City adopted impact fees for development in the Eastern Neighborhoods that goes toward funding recreation and open space. Since certification of the PEIR, the voters of San Francisco passed the 2012 San Francisco Clean and Safe Neighborhood Parks Bond, providing the Recreation and Park Department with an additional \$195 million to continue capital projects for the renovation and repair of parks, recreation, and open space assets. This funding is being utilized for improvements and expansion to Garfield Square, South Park, Potrero Hill Recreation Center, Warm Water Cove Park, and Pier 70 Parks Shoreline within the Eastern Neighborhoods Plan area. The impact fees and the 2012 San Francisco Clean and Safe Neighborhood Parks Bond are funding measures similar to that described in PEIR Improvement Measure H-1: Support for Upgrades to Existing Recreation Facilities.

An update of the Recreation and Open Space Element (ROSE) of the *General Plan* was adopted in April 2014. The amended ROSE provides a 20-year vision for open spaces in the City. It includes information and policies about accessing, acquiring, funding, and managing open spaces in San Francisco. The amended ROSE identifies areas within the Eastern Neighborhoods Plan area for acquisition and the locations where proposed new open spaces and open space connections should be

built, consistent with PEIR Improvement Measure H-2: Support for New Open Space. Two of these open spaces, Daggett Park and at 17th and Folsom streets, are set to open in 2015 and 2016, respectively. In addition, the amended ROSE identifies the role of both the *San Francisco Better Streets Plan* (see Section E.4, Transportation and Circulation, for a description) and the Green Connections Network in open space and recreation. Green connections are special streets and paths that connect people to parks, open spaces, and the waterfront while enhancing the ecology of the street environment. Six routes identified within the Green Connections Network cross the Eastern Neighborhoods Plan area: Mission to Peaks (Route 6); Noe Valley to Central Waterfront (Route 8), a portion of which has been conceptually designed; Tenderloin to Potrero (Route 18); Downtown to Mission Bay (Route 19); Folsom, Mission Creek to McLaren (Route 20); and Shoreline (Route 24).

As the proposed project does not degrade recreational facilities and is within the scope of development projected under the Eastern Neighborhoods Rezoning and Area Plans, there would be no additional impacts on recreation beyond those analyzed in the Eastern Neighborhoods PEIR.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
10. UTILITIES AND SERVICE SYSTEMS—Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
d) Have sufficient water supply available to serve the project from existing entitlements and resources, or require new or expanded water supply resources or entitlements?	☐	☐	☐	☒
e) Result in a determination by the wastewater treatment provider that would serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

The Eastern Neighborhoods PEIR determined that the anticipated increase in population would not result in a significant impact to the provision of water, wastewater collection and treatment, and solid waste collection and disposal. No mitigation measures were identified in the PEIR.

Since the certification of the PEIR, the San Francisco Public Utilities Commission (SFPUC) adopted the 2010 *Urban Water Management Plan* (UWMP) in June 2011. The UWMP update includes citywide demand projections to the year 2035, compares available water supplies to meet demand, and presents water demand management measures to reduce long-term water demand. Additionally, the UWMP update includes a discussion of the conservation requirement set forth in Senate Bill 7, passed in November 2009, mandating a statewide 20 percent reduction in per capita water use by 2020. The UWMP includes a quantification of the SFPUC's water use reduction targets and plan for meeting these objectives. The UWMP projects sufficient water supply in normal years and a supply shortfall during prolonged droughts. Plans are in place to institute varying degrees of water conservation and rationing as needed in response to severe droughts.

In addition, the SFPUC is in the process of implementing the Sewer System Improvement Program, which is a 20-year, multi-billion dollar citywide upgrade to the City's sewer and stormwater infrastructure to ensure a reliable and seismically safe system. The program includes planned improvements that will serve development in the Eastern Neighborhoods Plan area, including at the Southeast Treatment Plant, the Central Bayside System, and green infrastructure projects, such as the Mission and Valencia Green Gateway.

As the proposed project is within the scope of development projected under the Eastern Neighborhoods Rezoning and Area Plans, there would be no additional impacts on utilities and service systems beyond those analyzed in the Eastern Neighborhoods PEIR.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
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11. PUBLIC SERVICES—Would the project:

- a) Result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any public services such as fire protection, police protection, schools, parks, or other services?

☐☐☐☒

The Eastern Neighborhoods PEIR determined that the anticipated increase in population would not result in a significant impact to public services, including fire protection, police protection, and public schools. No mitigation measures were identified in the PEIR.

As the proposed project is within the scope of development projected under the Eastern Neighborhoods Rezoning and Area Plans, there would be no additional impacts on public services beyond those analyzed in the Eastern Neighborhoods PEIR.

Topics:	Significant Impact Peculiar to Project or Project Site	Significant Impact not Identified in PEIR	Significant Impact due to Substantial New Information	No Significant Impact not Previously Identified in PEIR
12. BIOLOGICAL RESOURCES—Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

As discussed in the Eastern Neighborhoods PEIR, the Eastern Neighborhoods Plan area is in a developed urban environment that does not provide native natural habitat for any rare or endangered plant or animal species. There are no riparian corridors, estuaries, marshes, or wetlands in the Plan Area that could be affected by the development anticipated under the Eastern Neighborhoods Rezoning and Area Plans. In addition, development envisioned under the Eastern Neighborhoods Rezoning and Area Plans would not substantially interfere with the movement of any resident or migratory wildlife species. For these reasons, the PEIR concluded that implementation of the Eastern Neighborhoods Rezoning and Area Plans would not result in significant impacts on biological resources, and no mitigation measures were identified.

The project site is located within the East SoMa Plan area of the Eastern Neighborhoods Area Plan and therefore, does not support habitat for any candidate, sensitive or special status species. As such, implementation of the proposed project would not result in significant impacts on biological resources beyond those identified in the Eastern Neighborhoods PEIR.

Topics:	Significant Impact Peculiar to Project or Project Site	Significant Impact not Identified in PEIR	Significant Impact due to Substantial New Information	No Significant Impact not Previously Identified in PEIR
13. GEOLOGY AND SOILS—Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☐	☒
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☐	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c) Be located on geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f) Change substantially the topography or any unique geologic or physical features of the site?	☐	☐	☐	☒

The Eastern Neighborhoods PEIR concluded that implementation of the Eastern Neighborhoods Rezoning and Area Plans would indirectly increase the population that would be subject to geologic hazards, including earthquakes, seismically induced ground shaking, liquefaction, and landslides. The PEIR also noted that new development is generally safer than comparable older development due to improvements in building codes and construction techniques. Compliance with applicable codes and recommendations made in project-specific geotechnical analyses would not eliminate earthquake risk, but would reduce them to an acceptable level given the seismically active characteristics of the San Francisco Bay Area. Therefore, the PEIR concluded that implementation of the Eastern Neighborhoods Rezoning and Area Plans would not result in significant impacts related to geologic hazards. No mitigation measures were identified in the PEIR.

A geotechnical investigation was conducted to assess the geologic conditions underlying the project site and provide recommendations related to the proposed project's design and construction. The findings and recommendations, presented in a geotechnical report, are summarized below.²⁵

²⁵ Rollo & Ridley, Preliminary Geotechnical Report, 135 Townsend Street, San Francisco, California, May 14, 2014.

The geotechnical investigation did not include the drilling of test borings on the project site; it relied on information obtained during other geotechnical investigations conducted at adjacent and nearby sites (123, 177, and 178 Townsend Street). The project site is underlain by approximately five feet of fill consisting of sand, and this layer of sand is underlain by Franciscan Complex bedrock. Groundwater is approximately 10 feet below ground surface (bgs). There are no known active earthquake faults that run underneath the project site or in the project vicinity; the closest active fault to the project site is the San Andreas Fault, which is about eight miles to the southwest. The project site is in a liquefaction zone, but it is not in a landslide zone.²⁶

The existing building rests on a mat slab foundation with footings. As part of the proposed project, new grade beams would be added between some of the existing footings to reinforce the existing foundation. No pile driving would be required. Construction of the proposed project would require excavation to a depth of five feet bgs and the removal of about 79 cubic yards of soil from the project site. The geotechnical report includes recommendations related to foundation support, slab-on-grade construction, and seismic design. In addition, the geotechnical report recommends that a site-specific investigation be conducted to better define the depth to the bedrock and the ability of the existing foundation to support additional load. The project sponsor has agreed to implement the recommendations in the geotechnical report.

The proposed project is required to comply with the San Francisco Building Code (Building Code), which ensures the safety of all new construction in San Francisco. The Department of Building Inspection (DBI) will review the project-specific geotechnical report during its review of the building permit application for the proposed project. In addition, the DBI may require additional site-specific soils report(s) as needed. Implementation of the recommendations in the geotechnical report, in combination with the requirement for a geotechnical report and the review of the building permit application pursuant to the DBI's implementation of the Building Code would minimize the risk of loss, injury, or death due to seismic or other geologic hazards.

For these reasons, the proposed project would not result in significant impacts related to geology and soils beyond those identified in the Eastern Neighborhoods PEIR, and no mitigation measures are necessary.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
14. HYDROLOGY AND WATER QUALITY—Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒

²⁶ San Francisco Planning Department, GIS database geology layer, accessed May 5, 2015.

Topics:	Significant Impact Peculiar to Project or Project Site	Significant Impact not Identified in PEIR	Significant Impact due to Substantial New Information	No Significant Impact not Previously Identified in PEIR
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	☐	☐	☐	☒
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☐	☒
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒
f) Otherwise substantially degrade water quality?	☐	☐	☐	☒
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other authoritative flood hazard delineation map?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

The Eastern Neighborhoods PEIR determined that the anticipated increase in population would not result in a significant impact on hydrology and water quality, including the combined sewer system and the potential for combined sewer outflows. No mitigation measures were identified in the PEIR.

Since the project site is completely covered by the existing building, implementation of the proposed project would not increase the area of impervious surfaces. As a result, the proposed project would not increase stormwater runoff.

For these reasons, the proposed project would not result in any significant impacts related to hydrology and water quality beyond those identified in the Eastern Neighborhoods PEIR.

Topics:	Significant Impact Peculiar to Project or Project Site	Significant Impact not Identified in PEIR	Significant Impact due to Substantial New Information	No Significant Impact not Previously Identified in PEIR
15. HAZARDS AND HAZARDOUS MATERIALS— Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury, or death involving fires?	☐	☐	☐	☒

The Eastern Neighborhoods PEIR noted that implementation of any of the Eastern Neighborhoods rezoning options would encourage construction of new development within the Plan Area. The PEIR found that there is a high potential to encounter hazardous materials during construction activities in many parts of the Plan Area because of the presence of 1906 earthquake fill, previous and current land uses associated with the use of hazardous materials, and known or suspected hazardous materials cleanup cases. However, the PEIR found that existing regulations for facility closure, underground storage tank closure, and investigation and cleanup of soil and groundwater would ensure that workers and the community would be protected from exposure to hazardous materials during construction. In addition, businesses that use or generate hazardous substances (cleaners, solvents, etc.), would be subject to existing regulations that would protect workers and the community from exposure to hazardous materials during operations. Furthermore, compliance with existing building and fire codes would reduce impacts related to potential fire hazards, emergency response, and evacuation hazards to less-than-significant levels.

Hazardous Building Materials

The Eastern Neighborhoods PEIR determined that future development in the Plan Area may involve demolition or renovation of existing structures containing hazardous building materials. Some materials commonly used in older buildings could present a public health risk if disturbed during an accident or during demolition or renovation of an existing building. Hazardous building materials addressed in the PEIR include asbestos, electrical equipment such as transformers and fluorescent light ballasts that contain PCBs or di (2 ethylhexyl) phthalate (DEHP), fluorescent lights containing mercury vapors, and lead-based paints. Asbestos and lead-based paint may also present a health risk to existing building occupants if they are in a deteriorated condition. If removed during demolition of a building, these materials would also require special disposal procedures. The Eastern Neighborhoods PEIR identified a significant impact associated with hazardous building materials, including PCBs, DEHP, and mercury, and determined that PEIR Mitigation Measure L-1: Hazardous Building Materials, would reduce this impact to a less-than-significant level. PEIR Mitigation Measure L-1 requires any equipment containing PCBs or DEHP to be removed and properly disposed of in accordance with applicable federal, state, and local regulations prior to the start of renovation. In addition, mercury or other hazardous materials that are identified before or during construction shall be removed and/or abated in accordance with applicable federal, state, and local regulations. Because the proposed project includes the renovation of an existing building, PEIR Mitigation Measure L-1 is applicable to the proposed project. PEIR Mitigation Measure L-1 is identified as Project Mitigation Measure 1 (full text provided in the "Mitigation Measure" section below).

Soil and Groundwater Contamination

Since certification of the PEIR, Article 22A of the Health Code, also known as the Maher Ordinance, was expanded to include properties throughout the City where there is potential to encounter hazardous materials, primarily industrial zoning districts, sites with industrial uses or underground storage tanks (USTs), sites with historic bay fill, and sites in close proximity to freeways or USTs. The overarching goal of the Maher Ordinance is to protect public health and safety by requiring appropriate handling, treatment, disposal, and, when necessary, mitigation of contaminated soils that are encountered during the building construction process. Projects that disturb 50 or more cubic yards of soil that are on sites with potentially hazardous soil or groundwater within the Eastern Neighborhoods Plan area are subject to this ordinance.

The project site is located in a Maher Area, meaning that it is known or suspected to contain contaminated soil and/or groundwater.²⁷ In addition, the proposed project would require excavation to a depth of five feet below ground surface and the disturbance of more than 50 cubic yards of soil. For these reasons, the proposed project is subject to Health Code Article 22A (also known as the Maher Ordinance), which is administered and overseen by the Department of Public Health (DPH). The project sponsor is required to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6.

The Phase I ESA would determine the potential for site contamination and level of exposure risk associated with the proposed project. Based on that information, the project sponsor may be required to conduct soil and/or groundwater sampling and analysis. Where such analysis reveals the presence of

²⁷ San Francisco Planning Department, Expanded Maher Area Map, March 2015. Available online at http://www.sf-planning.org/ftp/files/publications_reports/library_of_cartography/Maher%20Map.pdf, accessed May 5, 2015.

hazardous substances in excess of state or federal standards, the project sponsor is required to submit a site mitigation plan (SMP) to the DPH or other appropriate state or federal agencies and to remediate any site contamination in accordance with an approved SMP prior to the issuance of any building permit.

The project site was previously occupied by businesses that handled and used hazardous materials. Given this history, the project sponsor has elected to forego the preparation of a Phase I ESA, proceed directly to the preparation of an SMP, and remediate any site contamination in accordance with the DPH-approved SMP.²⁸

In compliance with the Maher Ordinance, the project sponsor has submitted a Maher Application to the DPH.²⁹ Pursuant to compliance with the Maher Ordinance and implementation of the DPH-approved SMP, the proposed project would not result in significant impacts related to contaminated soil and/or groundwater beyond those identified in the Eastern Neighborhoods PEIR.

As discussed above, implementation of Project Mitigation Measure 1 and compliance with all applicable federal, state, and local regulations would ensure that the proposed project would not result in significant impacts related to hazards or hazardous materials beyond those identified in the Eastern Neighborhoods PEIR.

Topics:	Significant Impact Peculiar to Project or Project Site	Significant Impact not Identified in PEIR	Significant Impact due to Substantial New Information	No Significant Impact not Previously Identified in PEIR
16. MINERAL AND ENERGY RESOURCES— Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

The Eastern Neighborhoods PEIR determined that the Eastern Neighborhoods Rezoning and Area Plans would facilitate the construction of both new residential units and commercial buildings. Development of these uses would not result in use of large amounts of fuel, water, or energy in a wasteful manner or in the context of energy use throughout the City and region. The energy demand for individual buildings would be typical for such projects and would meet, or exceed, current state and local codes and standards concerning energy consumption, including Title 24 of the California Code of Regulations enforced by the Department of Building Inspection. The Plan Area does not include any natural resources routinely extracted and the rezoning does not result in any natural resource extraction programs. Therefore, the Eastern Neighborhoods PEIR concluded that implementation of the Eastern Neighborhoods Rezoning and Area Plans would not result in a significant impact on mineral and energy resources. No mitigation measures were identified in the PEIR.

²⁸ Site Mitigation Plan, 135 Townsend Street, October 20, 2015.

²⁹ Maher Ordinance Application, 135 Townsend Street, submitted June 2, 2015.

As the proposed project is within the scope of development projected under the Eastern Neighborhoods Rezoning and Area Plans, there would be no additional impacts on mineral and energy resources beyond those analyzed in the Eastern Neighborhoods PEIR.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
17. AGRICULTURE AND FOREST RESOURCES:—Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)) or timberland (as defined by Public Resources Code Section 4526)?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or forest land to non-forest use?	☐	☐	☐	☒

The Eastern Neighborhoods PEIR determined that no agricultural resources exist in the Plan Area; therefore the rezoning and community plans would have no effect on agricultural resources. No mitigation measures were identified in the PEIR. The Eastern Neighborhoods PEIR did not analyze the effects on forest resources.

As the proposed project is within the scope of development projected under the Eastern Neighborhoods Rezoning and Area Plans, there would be no additional impacts on agriculture and forest resources beyond those analyzed in the Eastern Neighborhoods PEIR.

MITIGATION MEASURE

Project Mitigation Measure 1: Hazardous Building Materials (Implementing PEIR Mitigation Measure L-1)

The City shall condition future development approvals to require that the subsequent project sponsors ensure that any equipment containing PCBs or DEPH, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tubes, which could contain mercury, are similarly removed and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.



SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

NOV 18 2015

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
3935 Washington Street		0991036A	
Case No.	Permit No.	Plans Dated	
2014-002176ENV		10/3/15	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. The project would create a 26'-9"-wide shed dormer across the front slope of the existing 30'-wide gabled roof. The dormer would be set back 2'-4" from the front edge of the existing eave, and would be 9'-2" deep. The dormer would have six multi-light casement windows in two sets of three.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☒	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☒	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments): See HRER Part 2, dated 10/26/15
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☐	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): _____
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): _____	
Preservation Planner Signature: Shelley Callagirono Digitally signed by Shelley Callagirono DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Shelley Callagirono, email=shelley.callagirono@sfgov.org Date: 2015.11.05 10:53:10 -0800	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name:		Signature:
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Shelley Callagirono Digitally signed by Shelley Callagirono DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Shelley Callagirono, email=shelley.callagirono@sfgov.org Date: 2015.11.05 10:53:10 -0800
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Review Date: June 25, 2015 (Part 1)
Case No.: 2014-002176ENV
Project Address: 3935 Washington Street
Zoning: RH-1 (Residential, House, Single-Family) Zoning District;
40-X Height and Bulk District
Block/Lot: 0991/036A
Staff Contact: Shelley Caltagirone, Preservation Planner
(415) 558-6625 | shelley.caltagirone@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

*Planning
Information:*
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Building and Property Description

The parcel is located on Washington Street between Arguello Boulevard and Cherry Street. The property is located in an RH-1 Zoning District in the Presidio Heights neighborhood. The nearest commercial corridor is to the southeast at Sacramento Street and Spruce Street. The Presidio is located two blocks to the north.

3935 Washington Street was constructed in the Tudor Revival style by construction engineer A. A. Brown for Lilian A. Rolph in 1927. The three-story single-family residence has an irregular plan and is topped by a flat roof with a side-gable roof at the front. The gable roof is clad with wood shingles and the exterior walls are clad with blonde brick on the first and second stories, and stucco with faux half-timbering on the third story. The windows are wood-sash and are a variety of configurations.

Pre-Existing Historic Rating / Survey

The subject property is not listed on any local, state or national registries. The subject property is not included in *Here Today: San Francisco's Architectural Heritage* or the 1976 Planning Department Architectural Survey. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed 1927).

Neighborhood Context

The buildings on the subject block and surrounding blocks were primarily constructed between 1900 and the late 1920s, representing a variety of styles including the First Bay Tradition and numerous period revival styles. Wide-spread development in the western part of the city began in the late 19th century with the construction of rail and streetcar lines. The area was largely built out by the late 1920s when the increasing use of the automobile improved accessibility from the downtown area. The Presidio Heights neighborhood, bounded broadly by Arguello Boulevard to the west, California Street to the south, Presidio Avenue to the east, and the Presidio to the north, contains a cohesive collection of high-style, architect-designed residences, with a total of 72 identified individually significant building and two

National Register-listed properties in the 34-block area. The development period for much of the property in the neighborhood is 1900 to 1914.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☒ Yes ☐ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: _____	Period of Significance: 1890-1930 ☒ Contributor ☐ Non-Contributor

Based on the information provided in the Historic Resource Evaluation and additional research conducted by Planning Department staff, the Department finds that the subject property appears to be eligible for inclusion on the California Register as a contributor to a historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

There is no information provided by the Project Sponsor's reports or located in the San Francisco Planning Department's background files to indicate that the subject building was associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. The subject building was constructed in 1927 during the major period of development for the area. This pattern of neighborhood development (and specifically, construction of the subject building) does not appear to be a singular or important event in the history of the City, the State, or the Nation.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

Research into the history of the owners and occupants of the subject property was conducted. One of the first owners of the house, George M. Rolph, was a prominent figure in Bay Area history; however, he never lived at the subject property and it does not appear to be associated with his career. None of the later owners of the property appear to be significant historical figures. Therefore, the building does not appear eligible for listing under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The building at 3935 Washington Street does not appear to be individually eligible under Criterion 3 for embodying the distinctive characteristics of a type, period, region, or method of construction. While the building exhibits characteristics of the Tudor Revival style, it is a relatively understated illustration of the style and it does not exemplify the craftsmanship or ornamentation associated with the style. Neither does the building possess high artistic values. Its materials, details, and workmanship of the building are unexceptional. Lastly, the property does not represent the significant work of a master architect. The building was designed by construction engineer, Archibald A. Brown, who was employed by the Rolph's at the C&H Sugar Refining Corporation. No other examples of his work are known. For these reasons, the property does not appear to be individually eligible for listing under Criterion 3

Earlier Historic Resource Evaluation Responses and consultant reports for properties in Presidio Heights have not been consistent in their findings regarding a potential historic district in the neighborhood. The Historic Resource Evaluation report prepared by Left Coast Architectural History found that the neighborhood likely does not qualify for listing on the California Register; however, the Planning Department disagrees. Planning Department staff has conducted reconnaissance efforts and additional neighborhood research to identify the boundaries and character-defining features of the district. Based on these efforts, the most cohesive and intact concentration of architecturally significant properties is located along the northern edge of the neighborhood in an area roughly bounded by the Presidio on the north, Clay Street on the south, Presidio Avenue on the east and Arguello Boulevard on the west. This same general area was singled out in the Junior League survey published in 1968 as Here Today San Francisco's Architectural Heritage for containing "a remarkably large number of handsome houses. In this small area ... are a great many buildings that would be worthy of special mention were they in some other parts of the city."

The district is almost exclusively residential and primarily characterized by large, frequently formal, dwellings, typically two- to three-stories in height over a raised basement. The period of significance for the district is circa 1890 to 1930, although the vast majority of properties were constructed between 1905 and 1925. This is reflected in the architecture of the building stock, which includes a few scattered examples of late-Victorian (typically Queen Anne) architecture, but is most frequently characterized by Shingle (or First Bay Region), Arts & Crafts, Classical Revival, Colonial Revival, Tudor Revival, French Provincial and Mediterranean Revival design influences. Although a variety of cladding materials and rooflines are present, the district exhibits an overall cohesive and consistent pattern of massing and setbacks, as well as an overall superior level of architectural detailing and materials. Collectively, the district also embraces a significant concentration of residences designed by master architects in San Francisco. The subject property was constructed during this period of significance and would contribute to the historic district.

Preliminary Boundaries: The most cohesive and intact concentration of architecturally significant properties is located along the northern edge of the neighborhood in an area roughly bounded by the Presidio on the north, Clay Street on the south, Presidio Avenue on the east and Arguello Boulevard on the west. Within the district boundaries, the largest cluster of non-contributing properties is located along the south side of Washington Street between Cherry and Maple streets. Most of the properties along the south side of Pacific Avenue between Spruce and Laurel streets are not included within the district

boundaries owing to prior alterations and the presence of numerous properties constructed outside the period of significance. Similarly, the properties located along the south side of Clay Street east of Laurel Street to Presidio Avenue are not included within the district. Conversely, along select intersecting streets, such as Arguello Boulevard, Maple, Spruce and Laurel streets, the district boundaries extend southward toward Sacramento Street.

Criterion 4: *It yields, or may be likely to yield, information important in prehistory or history;*
The evaluation of Criterion 4 (Information Potential) is not within the scope of this evaluation.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property retains integrity from the period of significance noted in Step A:

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

The subject property has undergone minor alterations and retains a high degree of its integrity and continues to convey its significance as a contributory building in the Presidio Heights historic district.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The general character-defining features of the potential Presidio Heights historic district include the following:

- Large, frequently formal dwellings, typically two- to three-stories in height above a raised basement
- Frequent use of front and side setbacks with associated garden and/or site walls
- Overall superior level of architectural details and the use of high quality materials
- Gable and hip roof forms are most common
- Wood-sash windows (double-hung and casement) are most common
- Wood shingle, brick or stucco cladding materials are most common

The character-defining features of the subject property include:

- Rectangular plan
- Three stories, articulated on primary façade

- Varied cladding materials: brick below and stucco above
 - Faux half-timbering
 - Steep side-gable roof at front of building
 - Recessed garage entrance
 - Tudor arch openings
 - Leaded-glass, wood-sash windows
 - Wood and faux stonework details with Tudor motifs
-

CEQA Historic Resource Determination

- ☒ Historical Resource Present
- ☐ Individually-eligible Resource
- ☒ Contributor to an eligible Historic District
- ☐ Non-contributor to an eligible Historic District
- ☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 6.29.2015



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Review Date: September 24, 2015 (Part II)
Case No.: 2014-002176ENV
Project Address: 3935 Washington Street
Zoning: RH-1 (Residential, House, Single-Family) Zoning District;
40-X Height and Bulk District
Block/Lot: 0991/036A
Staff Contact: Shelley Caltagirone, Preservation Planner
(415) 558-6625 | shelley.caltagirone@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART II: PROJECT EVALUATION

Proposed Project: ☐ Demolition ☒ Alteration

Per Drawings Dated: 10/3/2014, prepared by Sutro Architects

Project Description: The project would create a 26'-9"-wide shed dormer across the front slope of the existing 30'-wide gabled roof. The dormer would be set back 2'-4" from the front edge of the existing eave, and would be 9'-2" deep. The dormer would have six multi-light casement windows in two sets of three.

The Planning Department previously approved replacement of a window at the front wall with a new 4'-wide pedestrian opening and widening of the garage door opening to 8'-5" as a project that caused a minor loss of historic material at the front façade. This recent work is included in this review so that the cumulative impact to the historic resource is evaluated.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.
☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The Department finds that the project is not consistent with the *Secretary of the Interior Standards for Rehabilitation (Standards)*, but that it will not cause a substantial adverse impact to the historic district such that the significance of the district would be materially impaired. The project would not comply with the following Standards:

Standard 1.

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The proposed project retains the historic residential use of the building; however, the building's distinctive gabled roof would be changed by the construction of an oversized dormer. The 3-story scale of the building's front wall would also be changed by the expansion of the fourth floor. And, the building's spatial relationship to the surrounding buildings would be changed as the building would become more prominent because of its increase height at the street wall. Most buildings on both sides of this block of Washington are 2- to 3-stories in height at the front wall, and this scale is typical for the Presidio Heights Historic District. Replacement of the front window with a pedestrian opening has removed a single historic element of the façade, but the overall design remains essentially intact. Likewise, the slight widening of the garage door has retained the character of this distinctive feature.

Standard 2.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The characteristic 3-story scale of the building and its distinctive gabled roof form would be harmed by the construction of the proposed dormer for the reasons cited under Standard 1.

Standard 3.

Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The proposed dormer would not be adequately differentiated from the original design of the historic building so that it can be recognized as a physical record of its time, place, and use. The dormer windows and brackets would mimic the original windows and brackets below so that the dormer would appear to be an original building element.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed project substantially alter the building's distinctive gabled roof by the constructing an oversized dormer that extends nearly the full width of the roof. The dormer, which would align with the plane of the historic façade below, would change the 3-story scale of the front wall, which is characteristic of the Presidio Heights Historic District. The building's spatial relationship to the surrounding buildings would be changed by this increase in height at the street wall. As noted under Standard 3, the dormer

would not be differentiated from the historic building. The dormer would be integrated into the historic gabled roof and would require removal of more than half of the roof's front slope. Replacement of the front window with a pedestrian opening has removed a single historic element of the façade, but the overall design remains essentially intact. Likewise, the slight widening of the garage door has retained the character of this distinctive feature.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The dormer could be removed in the future, but it would require substantial reconstruction of the roof to restore the building's integrity. Likewise, the new opening at the ground floor and the garage opening could be infilled to restore their original condition.

Impacts to the Presidio Heights Historic District

The proposed work would substantially alter a contributing property within the historic district such that it no longer displays the building scale or form characteristic of this collection of early 20th century residences. However, the loss of this contributor would not substantially change the density of contributing properties on this block of Washington such that the block would no longer qualify for inclusion in the historic district or such that the boundary of the district would be adjusted. Of the 26 properties facing this block of Washington Street, it appears that 3935 Washington Street would be the only non-contributing property. The area would still be eligible for listing under Criterion 3 as a cohesive and intact concentration of architecturally significant properties. Therefore, the project would not cause a substantial change to the historic district.

Project Improvement Measures

The proposed project could be modified in the following manner to bring it into compliance with the Standards:

- Introduce two or three smaller dormers rather than a single monolithic dormer so that the slope of the original roof form is more legible and the scale of the addition is reduced.
- Set the dormers back from the plane of the front façade by approximately 3' so that the face of the dormers is shortened and so that the dormers have less impact on the building's height at the street wall.
- Differentiate the proposed dormers from the original building features so that they do not present a false sense of the building's development.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 10-26-15

cc: Historic Resource Impact Review File





SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

NOV 18 2015

SAN FRANCISCO
PUBLIC LIBRARY

Certificate of Determination Exemption from Environmental Review

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Case No.: 2005.0911E
Project Title: 616 Divisadero Street and 1282 Hayes Street
Zoning: Divisadero Street Neighborhood Commercial Transit District
(Divisadero Street NCT)
65-A Height and Bulk District
Block/Lot: 1202/002J
Lot Size: 13,285 square feet
Project Sponsor: David Silverman, Reuben, Junius & Rose LLP
415-567-9000
Staff Contact: Debra Dwyer - (415) 575-9031
debra.dwyer@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

0/15
The project site is located in San Francisco's Western Addition neighborhood, and is near the Haight Ashbury neighborhood. The project site is an L-shaped lot with an 80-foot frontage on Divisadero Street and a 45-foot frontage on Hayes Street. The former Harding Theater building, which faces Divisadero Street, is approximately 35 feet in height and has a footprint that is about 62.5 feet wide on Divisadero Street, 134 feet in depth, and about 68 feet wide at the rear of the structure. In addition, there are two appendages on the south side of the structure; one is about 10 feet by 31 feet, and the other is about 11 feet by 18 feet (mechanical). The undeveloped portion of the project site fronting on Hayes Street is about 44 feet wide and 37 feet deep. The proposed project would (1) construct a new seven-unit, five-story-plus-basement, 10,754-square-foot residential building on the undeveloped portion of the lot facing

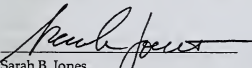
(Continued on the next page.)

EXEMPT STATUS:

Categorical Exemption, Class 32 (California Environmental Quality Act [CEQA] Guidelines Section 15332). See page 5.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Sarah B. Jones
Environmental Review Officer

November 10, 2015
Date

cc: David Silverman, Project Sponsor
Christopher May, Current Planning
Shelley Caltagirone, Preservation Planner
Supervisor London Breed, District 5 (via Clerk of the Board)

Virna Byrd, M.D.F
Historic Preservation Distribution List
Distribution List
Mark Topetcher, Architect

PROJECT DESCRIPTION (Continued):

Hayes Street, and (2) rehabilitate the existing 15,500-square-foot Harding Theater building facing Divisadero Street for use as a bar, game arcade, and live event venue, and also include small retail spaces in two storefronts fronting on Divisadero Street. The L-shaped lot would not be subdivided as part of this proposal.

The project site is located within the block bounded by Hayes Street to the south, Divisadero Street to the west, Grove Street to the north, and Scott Street to the east. The existing building on the subject property was most recently used as a church; however, it was originally designed and used as a combination live performance and single-screen motion picture theater. The theater was designed in the Gothic Revival style by the Reid Brothers as part of the Samuel L. Levin chain of neighborhood movie houses in 1926. The building has been determined to be a historic resource.¹

Each of the project components is described in more detail below.

Residential Building

The proposed residential building would be approximately 60 feet in height, exclusive of the 12-foot-tall mechanical and stair penthouse, and would include seven dwelling units, storage space, seven bicycle parking spaces, and up to two vehicle parking spaces utilizing a car stacker system on the ground floor level. The garage would be accessed from a new 10-foot curb cut on Hayes Street. Egress from the theater onto Hayes Street and service access for the theater building from Hayes Street would be maintained in the new building through the basement and ground floor levels. Common open space for the residential units would be provided in a shared 1,232-square-foot roof deck. The residential units on the first through third floors would be one-bedroom units ranging in size from 705-gross-square-feet (-gsf) to 755-gsf, and the fourth and fifth floors would each have a three-bedroom unit, approximately 1,784-gsf in size.

The new residents would be protected from nearby noise through the provision of acoustical treatments. These treatments would consist of noise insulation for all exterior wall assemblies, interior wall assemblies at the perimeter of the individual dwelling units, and floor/ceiling assemblies to meet appropriate Sound Transmission Class (STC) and Impact Insulation Class (IIC) requirements. Where windows open onto common courts with adjacent buildings and would be less than or equal to six feet from edges or faces of windows, special acoustical treatment would be provided. Where the exterior noise level exceeds DNL² 60 dB, the building envelope would be required to reduce the interior noise level to a maximum of DNL 45 dB. Probable STC ratings for windows and exterior doors may require up to STC 35 or more, to achieve an internal noise level of DNL 45 dB. In addition, the new residential

¹ San Francisco Planning Department. 2015. *Historic Resource Evaluation Response Memorandum for 616 Divisadero Street (Harding Theater)* (HRER). This document is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 as part of case 2005.0911E.

² DNL (Day-Night Sound Level) is based on sound levels measured in relative intensity of sound, or decibels (dB), on the "A" weighted scale (dBA). This scale most closely approximates the response characteristics of the human ear to sound. The higher the number on the scale, the louder is the sound. DNL represents noise exposure events over a 24-hour period. To account for human sensitivity to noise between the hours of 10 p.m. and 7 a.m., noise events occurring during these hours receive a "penalty" when the DNL is calculated. Each nighttime event is measured as if ten daytime events occurred.

building would be a separate structure from the existing theater. The proposed project would include an approximate six-inch air space between the existing theater and the new residential structures.

The residential building would require excavation of up to nine feet below ground surface for the basement. Approximately 663 cubic yards of soil would be excavated. The new building would be supported on a mat foundation. Due to the existing fill on the site, compaction grouting, a soil improvement measure, to a depth of up to 40 feet would be needed to support construction of the proposed building.

Harding Theater Reuse

Operations

The anticipated tenant for the theater structure would operate a combination classic game arcade and live event venue. The proposed use would feature classic video games, pinball machines, pool, foosball, air hockey, shuffleboard, and new games designed by local independent game developers. The proposal would also regularly have live music, film screenings on large movie screens, and other unique live entertainment bookings beyond typical rock band acts. There would be between 50 and 150 live performance events each year.

There would be three bar locations within the theater. The main bar would be located within the main auditorium on the ground floor, and a smaller bar would be located in the front lobby area. In addition, a third bar on the balcony level is proposed. Private and semi-private parties and events could also be held in the theater space. Based on similar venues operated in other cities by the same proposed tenant, the events would range from 10-20 person group outings up to large corporate gatherings, fundraisers, and movie events. The anticipated hours of operation would be 5:00 p.m. to 2:00 a.m. on weekdays and 12:00 p.m. to 2:00 a.m. on weekends. The business would employ approximately 25 people at this location.

The owner/operator of the bar, arcade, and live event venue would be subject to Article 15.1 of the San Francisco Police Code (Entertainment Regulations Permit and License Provisions), and would be required to obtain a Place of Entertainment Permit pursuant to San Francisco Police Code Sections 1060 through 1060.38.1. This article specifies procedures and conditions applicable to issuance of a permit for a Place of Entertainment, including submittal of the application to the Entertainment Commission, plans for security and noise abatement, and the roles and responsibilities of the Police Department, the Planning Department, and the Department of Building Inspection in reviewing and providing input to the Entertainment Commission in consideration of such permits. A noticed public hearing on the permit application would be held before the Entertainment Commission.

The proposed tenant for the bar, arcade and live event venue expects to receive deliveries through the existing front door of the theater on Divisadero Street. It is anticipated that approximately five to ten deliveries per week would be received in the early afternoon clustered on two primary delivery days.

Four Class I bicycle parking spaces would be provided on the south side of the existing theater building for use by the bar, arcade and live event employees. In addition, eight Class II bicycle parking spaces would be provided in the right-of-way in front of the existing theater building, and the project sponsor would apply to the SFMTA for the installation of these bicycle parking spaces in the right-of-way.

The two small retail spaces proposed at the front of the theater totaling 875 square feet would be separate businesses from the bar, game arcade, and live event venue. The tenants are unknown at this time.

The physical alterations to the theater space to accommodate the new uses are described in detail below.

Rehabilitation of the Harding Theater

At the theater's exterior, all significant and contributing elements of the historic resource would be maintained or restored and protected during the construction process. The following interior alterations would take place:

- a. Removal of a mechanical room and flue located on the south side of the existing theater building to accommodate the footprint of the new building.
- b. Removal of a billboard located on the north side of the building.
- c. Compatible storefront replacement.
- d. Restoration of the filigree panels of the tripartite Gothic screen.
- e. Reconstruction of the 1930's era marquee based upon historic photographs.
- f. Installation of glass awnings above the two storefronts.

At the theater's interior, all significant and contributing elements of the historic resource would be maintained or restored and protected during the construction process. The following interior alterations would take place:

- g. Restore ornamental filigree panels and plaster detailing at organ lofts.
- h. Proscenium arch to be re-opened to the existing stage area.
- i. Fix the two outer sets of lobby doors in place and construct 5'-8" wide by 6'-10" deep enclosures for the electrical meters and an ATM.
- j. Restroom improvements.
- k. Installation of fixed bar furnishings at the lobby, beneath the balcony in the auditorium and at the balcony level.
- l. Installation of new floor platforms with railings and stairs above the historic auditorium and balcony tiered floor plates.
- m. Conversion of non-contributing office and retail space to new restrooms.
- n. Conversion of the projection booth to a back bar area and separate toilet.

Project Construction Timeline

New construction of the residential building would take up to 18 months and is anticipated to begin in the spring of 2016. The proposed improvements for the theater building would take up to seven months and are anticipated to begin in the spring of 2016.

Project Approvals

The proposed project is subject to notification under Sections 303 and 312 of the San Francisco Planning Code and for variances and would require the following approvals:

- **Conditional Use Authorization:** The proposed use would require conditional use authorization by the Planning Commission for a use size in excess of 3,999 square feet, development of a lot size in excess of 10,000 square feet, and to establish an Amusement Game Arcade.

- **Variances:** The proposed project would require the Zoning Administrator grant exceptions from Planning Code requirements in Planning Code Section 134 for the minimum rear yard depth, in Planning Code Section 145 for parking in the front 25 feet, and in Planning Code Section 152.1 for meeting loading requirements with off-site loading facilities.
- **Site Permit:** The proposed project would require approval by the Planning Department and issuance of the site permit by the Department of Building Inspection (DBI) for the proposed residential building.
- **Building permits.** The proposed project would require approval by the Planning Department and issuance of the building permits by the Department of Building Inspection (DBI) for the proposed tenant improvements for the existing theater building.
- **Place of Entertainment Permit.** The proposed project would require approval by the San Francisco Entertainment Commission of a place of entertainment permit for the operation of the bar, game arcade, and live event venue.

Approval Action: Approval of conditional use authorization by the Planning Commission is the Approval Action for the project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

EXEMPT STATUS (continued):

CEQA Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects that meet the following conditions. As discussed below, the proposed project satisfies the terms of the Class 32 exemption.

- a) *The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.*

The San Francisco General Plan, which provides general policies and objectives to guide land use decisions, contains some policies that relate to physical environmental issues. The proposed project would not conflict with any such policy. The proposed project is located within the Divisadero Street Neighborhood Commercial Transit District (Divisadero Street NCT) zoning district and a 65-A Height and Bulk District in the Western Addition neighborhood of San Francisco. The proposed project would construct a residential building on the vacant portion of the site fronting on Hayes Street. The proposed project would rehabilitate the existing historic building such that there would be two retail store fronts on Divisadero Street, and the main theater structure would be used for a bar, game arcade, and live event venue use. The residential, retail, and bar/live event uses are principally permitted within the Divisadero Street NCT, and the Amusement Game Arcade (Mechanical Amusement Devices) is permitted with conditional use authorization. There would be no change to the height or massing of the existing theater building, except for the removal of a mechanical room and flue located on the south side of the existing structure. The proposed five-story over basement residential building would be 60 feet in height, exclusive of a 12-foot-tall elevator penthouse extending above the roofline. The 12-foot tall penthouse would be exempt from the height limit pursuant to Planning Code Section 260(b)(2)(A). Therefore, the proposed building would comply with the 65-A Height and Bulk District. The proposed project would require the Zoning Administrator grant exceptions from Planning Code requirements in Planning Code

Section 134 for the minimum rear yard depth, in Planning Code Section 145 for parking in the front 25 feet, and in Planning Code Section 152.1 for meeting loading requirements with off-site loading facilities. These variances may be granted by the Zoning Administrator pursuant to the procedures set forth in Planning Code Section 305.

Thus, the proposed project is consistent with all General Plan designations and applicable zoning plans and policies.

b) The development occurs within city limits on a site of less than five acres surrounded by urban uses.

The approximately 0.30-acre (13,285-square-foot) project site is located within a fully developed area of San Francisco in the Western Addition neighborhood. The project site is an L-shaped lot that fronts on Divisadero Street and on Hayes Street. Immediately adjacent to the project site to the east is the one-story Hayes Convalescent Hospital and to the west is a three-story mixed-use building with frontage on Divisadero Street. Immediately to the north of the project site is The Independent music venue. Multi-story apartment buildings, retail stores, cafes, and restaurants are all located within the immediate vicinity of the project site. Therefore, the proposed project would be appropriately characterized as in-fill development of fewer than five acres, surrounded by urban uses.

c) The project site has no habitat for endangered, rare, or threatened species.

The project site is within a developed urban area and is mostly covered by an existing building, with minimal landscaping. The portion of the site proposed for construction of the new residential building has some paved concrete areas, no existing trees, and limited vegetation. Thus, the project site has no value as habitat for rare, threatened, or endangered species.

d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Transportation

Traffic. The new construction on the project site is located on the north side of Hayes Street near the northeast corner of the intersection of Divisadero and Hayes Streets. The existing structure fronts on Divisadero Street approximately 50 feet from the intersection of Divisadero and Hayes Streets. Divisadero Street is a two-way, four lane north-south street with a planted center median, and is part of the City's congestion management plan. It is a secondary transit street within the City's transit preferential streets system on which Muni's 24 Divisadero bus route operates. Hayes Street is a two-way, two lane east-west street with transit service (21 Hayes bus route). There is an inbound Muni bus stop for the 21 Hayes located across Hayes Street from the proposed residential development on the project site. The closest bus stop for the 24 Divisadero route is located on the east side of Divisadero Street immediately south of the project site at the corner of Hayes Street.

As set forth in the Planning Department's *Transportation Impact Analysis Guidelines for Environmental Review* (San Francisco Guidelines), the Planning Department evaluates traffic conditions for the weekday p.m. peak period to determine the significance of an adverse environmental impact. Weekday p.m. peak hour conditions (between the hours of 4 p.m. to 6 p.m.) typically represent the worst-case conditions for

the local transportation network. Using the Transportation Guidelines, the proposed project at 616 Divisadero and 1282 Hayes Street is anticipated to generate approximately 1,418 daily person-trips and a total of 376 daily vehicle trips.³ Table 1 shows the project's calculated daily and p.m. peak hour trip generation by travel mode.

Table 1. Trip Generation and Loading Demand

Trip Generation Mode Split	Daily Person-Trips	PM Peak Hour Trips
Auto	774	101
Transit	324	44
Walk	228	30
Other	92	13
Total	1,418	188
Trip Generation	Daily Vehicle Trips	PM Peak Hour Vehicle Trips
Vehicle Trips	376	51
Loading Demand	Average Hour	Peak Hour
Loading Spaces	2.43	3.65
Source: San Francisco Planning Department. 2015. <i>Transportation Calculations for 616 Divisadero Street - 1282 Hayes Street Case No. 2005.0911E!</i>		

As shown in Table 1, total p.m. peak hour person-trips are estimated to be approximately 188 person-trips for the proposed project. These trips would be distributed among various modes of transportation, including private automobile, carpools, public transit, walking, and other modes. Of the 188 p.m. peak-hour person-trips, 101 would be vehicle person-trips, 44 would be transit trips, 30 would be walking trips, and 13 would be trips made via other modes of transportation such as bicycling, taxi, or motorcycle.

The approximately 101 p.m. peak-hour vehicle person-trips would be made in 51 vehicles and are not anticipated to substantially affect existing levels of service within the project vicinity. In particular, trips associated with the bar, arcade and live event venue would mostly occur outside the weekday p.m. peak period. The additional vehicles added to the p.m. peak hour volumes in the project vicinity would not have a discernible effect on traffic flow on the existing street network serving the project area. Traffic impacts associated with the proposed project during the p.m. peak hour would not result in a significant increase relative to the existing capacity of the surrounding street system. As such, the proposed project would not result in a significant traffic impact.

Construction-related transportation impacts, generally, would not be considered significant due to their temporary and limited duration. While construction workers who drive to the project site would

³ San Francisco Planning Department. *Transportation Calculations for 616 Divisadero and 1282 Hayes Street*. This document is available for public review as part of Case File No. 2005.0911E at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103.

temporarily increase traffic volume and demand for street parking, the additional trips would not substantially affect traffic conditions. Similarly, construction workers that choose to arrive by public transit would not substantially affect transit operations. Therefore, the proposed project would not result in any significant impact on construction-related traffic or transit.

Construction staging is anticipated to occur onsite. Should street space or the parking lane be needed to accommodate construction activities, the construction contractor would be required to comply with the *City of San Francisco's Regulations for Working in San Francisco Streets*, which establish rules and permit requirements so that construction activities can be done safely and with the least possible interference with pedestrians, bicyclists, transit and vehicular traffic. Therefore, construction-related transportation impacts would be less than significant.

Loading. The residential and small retail portions of the project are not required to provide commercial loading spaces pursuant to the Planning Code. The bar, game arcade, and live event venue use would be required to provide one loading space. As described in Table 1 on page 7, the peak hour loading demand for the proposed project would be approximately 3.65 spaces (typically between 10 a.m. and 1 p.m.). The project would maintain loading and service access to the existing theater structure through the provision of a loading space in the new building accessed via the garage and ramp down from the curb cut on Hayes Street. The proposed loading space would be at the bottom of the ramp and located adjacent to doors that provide access to the fly loft⁴ and stage area at the back of the theater. However, as stated in the project description the bar, game arcade, and live event venue use would accept its deliveries from Divisadero Street through the existing front doors. The bar, game arcade, and live event use would result in up to ten weekly deliveries scheduled to occur on two days each week using trucks that are about 25 feet in length. There is an existing white zone directly in front of The Independent and approximately 60 feet from the entrance to the existing building, which could be used for the proposed project's loading activities. Additionally, it is likely that common distributors to the other bar and restaurant uses along Divisadero Street would consolidate deliveries for the proposed bar, game arcade and live event venue with existing delivery schedules. Therefore, the loading impact would be less than significant.

Emergency Access. The proposed project would not alter the existing transportation network. Emergency access to the project site would remain unchanged from existing conditions. In addition, two paths for emergency egress from the theater would be maintained through two passageways at the ground floor of the new building, one on each side of the new structure. These passageways would enable patrons within the theater to exit onto Hayes Street in the event of an emergency such as a fire. There would be no significant emergency access impact.

Cumulative Transportation. Cumulative impacts may result from successive projects of the same type in the same place over time. Within the project vicinity, there is a proposal at 650 Divisadero Street located on the project block at the southeast corner of Divisadero and Grove Streets as well as one at 400 - 444 Divisadero Street and 1048-1064 Oak Street (400 Divisadero Project) at the northeast corner of Divisadero and Oak Streets.

⁴ The fly loft is a high working platform at the side(s) of the stage from which the flying lines for performances are handled backstage.

The 650 Divisadero Project⁵ would demolish the existing 14,500-gsf, one-story-plus-mezzanine auto body repair shop and construct an approximately 58,206-gsf, six-story, residential and commercial mixed-use building. The new 65-foot-tall (81 feet with elevator and stair penthouses) structure would include approximately 49,001-gsf of residential space with 60 residential units, 4,146-gsf of commercial space, and 5,059-gsf of parking space. Based on the San Francisco Guidelines, during the p.m. peak hour, the 650 Divisadero Project would be expected to result in approximately 42 vehicle trips.

The 400 Divisadero Project⁶ would demolish the existing gas station and car wash; demolish two existing residential buildings containing a total of three dwelling units; relocate an existing two-unit residential building within the project site; and construct a new six-story, 81-foot-tall (including mechanical penthouses) building with 152 dwelling units (9 studio units, 82 one-bedroom units, and 61 two-bedroom units), 7,787-gsf of ground floor retail space, 60 off-street parking spaces at the ground floor, 131 bicycle parking spaces, and a 3,800-gsf roof deck. Based on the San Francisco Guidelines, during the p.m. peak hour, the 400 Divisadero Project would be expected to result in approximately 92 vehicle trips. The number of trips added to the transportation system in the project vicinity in combination with the proposed project's trips would not be substantial and would not result in significant cumulative transportation impacts.

The construction of the proposed project could overlap with construction of the two projects described above. However, as discussed previously construction staging for the proposed project would occur on the project site. In addition, all construction projects are required to comply with local regulations governing the use of the public right-of-way pursuant to *City of San Francisco's Regulations for Working in San Francisco Streets*. Review of such permits would ensure that construction activities are done safely and with the least possible interference with pedestrians, bicyclists, transit and vehicular traffic. Therefore, there would be no significant cumulative construction-related transportation impact.

Noise

Operational noise primarily would result from these sources: (1) increased vehicular traffic generated by project residents, patrons of the bar/arcade/and live event venue, and employees, and by service and delivery trucks requiring access to the subject property; (2) patrons, performers, and employees of the bar/arcade/and live event venue; and (3) mechanical building noise. Typically, the traffic volume would have to double in the project vicinity to produce an increase in ambient noise levels noticeable to most people. As previously discussed, the proposed project is estimated to add approximately 376 daily vehicle trips to the project vicinity. Though the proposed project would increase the number of trips within the project area, it would not result in a doubling of traffic. Operation of the bar/arcade/and live event venue is discussed below. The proposed residential building would include a mechanical system, but building mechanical noise is regulated by the San Francisco Noise Ordinance (Section 2907 of the Police Code). The noise generated by the proposed new residential uses would be considered common and generally acceptable in an urban area, and would not be considered a significant impact.

⁵ The records related to the ongoing environmental review for this project are on file with the Planning Department, 1650 Mission Street, Suite 400, San Francisco, California as part of Case 2013.1037E.

⁶ The application for environmental review for this project has been submitted and is available for at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, California as part of Case 2015-007816ENV. However, the environmental review has not yet begun.

Residential uses are considered noise sensitive uses. The proposed project would introduce noise-sensitive receptors to the project site on the Hayes Street portion of the L-shaped lot. Traffic-related noise, particularly along Divisadero Street and to a lesser extent along Hayes Street, is the primary source of environmental noise impacting the project site. Secondary noise sources include a music and entertainment venue, The Independent, which is directly adjacent to the existing theater north of the project site and fronts Divisadero Street. The existing ambient noise levels along Divisadero Street exceed 75 Ldn.⁷ The existing ambient noise levels on the portion of the project site where the residential building would be constructed are between 60 and 70 Ldn.⁸

In San Francisco, noise is regulated by a number of state and local ordinances and plans. Title 24 of the California Code of Regulations (Title 24) establishes uniform noise insulation standards for multi-unit residential projects such as the proposed residential structure. This state regulation requires meeting an interior standard of 45 dBA DNL in any habitable room.^{9, 10} Through the building permit process, the Department of Building Inspection (DBI) would ensure that Title 24 requirements would be met. As described in the project description above, the proposed residential building would be designed and constructed to include acoustical treatments to ensure acceptable interior noise levels.

The Environmental Protection Element of the *General Plan* contains Land Use Compatibility Guidelines for Community Noise.¹¹ These guidelines establish maximum acceptable ambient noise levels for various newly developed land uses. For residential uses, the maximum satisfactory noise level without incorporating noise insulation into a project is 60 dBA DNL, while the guidelines indicate that residential development should be discouraged at noise levels above 70 dBA DNL. Where ambient noise levels exceed 65 dBA DNL, a detailed analysis of noise reduction requirements is typically necessary before final review and approval, and new residences must include noise insulation features.

Due to the proximity of the new residential development to The Independent music venue, the proposed residential structure is subject to San Francisco Administrative Code Chapter 116 (Administrative Code) – Compatibility and Protection for Residential Uses and Places of Entertainment as well as Planning Code Section 314 Review of Residential Projects. As required by Section 116.8, the project sponsor is required to provide a written disclosure to future residential occupants of the new building that the building is in proximity to an existing Place of Entertainment venue as well as a proposed one (bar, arcade, and live event venue), and that there is the potential for noise generation from their operation. In addition to

⁷ Ldn stands for a day-night weighted average noise level.

⁸ San Francisco Department of Public Health. 2009. *Areas Potentially Requiring Noise Insulation*. This map is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA.

⁹ The standard method used to quantify environmental noise involves evaluating the sound with an adjustment to reflect the fact that human hearing is less sensitive to low-frequency sound than to mid- and high-frequency sound. This measurement adjustment is called “A” weighting, and the data are reported in A-weighted decibels (dBA).

¹⁰ DNL is the average equivalent sound level during a 24-hour day, obtained after the addition of 10 dB to sound levels during nighttime hours (from 10:00 p.m. until 7:00 a.m.).

¹¹ San Francisco Planning Department, *San Francisco General Plan*, Environmental Protection Element, Policy 11.1, Land Use Compatibility Chart for Community Noise. Available online at http://www.sf-planning.org/ftp/general_plan/16_Environmental_Protection.htm, accessed October 13, 2015.

providing the disclosure notice to potential residents, this section also requires that an affidavit and copy of the disclosure notice be provided to the Entertainment Commission. Also, in compliance with Administrative Code Section 116.9, at the time of project approval a Notice of Special Restrictions (NSR) for the project site must be recorded with the Assessor-Recorder that states the provisions of Administrative Code Section 116.8 regarding the disclosure notice. Lastly, in compliance with Administrative Code Section 116.11, Projects for which a First Construction Document has not been issued before the effective date of Chapter 116, notice was provided to the Sponsor and Entertainment Commission regarding this proposal.

The bar, game arcade, and live event venue would be accessed from Divisadero Street through the former theater lobby and set back from the doorway to the street. Noise associated with the bar, game arcade, and live event use would generally be within the confines of the existing theater building. In addition, the game arcade and live event uses would be subject to Article 15.1 of the San Francisco Police Code, Entertainment Regulations Permit and License Provisions, and would be required to obtain a Place of Entertainment Permit pursuant to San Francisco Police Code Sections 1060 through 1060.38.1. The permitting process would address security, hours of operation, noise limits applicable to the project site, noise abatement measures if needed, and other conditions as deemed appropriate by the Entertainment Commission. As such, those uses are not expected to significantly increase ambient noise levels. Therefore, the proposed project would not substantially increase operational noise at the project site.

The San Francisco Noise Ordinance (Section 2907 of the Police Code) regulates construction-related noise. The ordinance stipulates when it is permissible to engage in construction activities (7:00 a.m. to 8:00 p.m.), the type of equipment that can be used, and the conditions under which that equipment can be utilized. The proposed project would be required to comply with the Noise Ordinance, and construction-related noise would be temporary and intermittent.

Based on compliance with all applicable state and municipal codes, the proposed project would not result in a significant impact with respect to noise.

Cumulative Noise. The 650 Divisadero Project located on the same block as the proposed project and would be subject to the state and municipal codes as the proposed project. Therefore, the proposed project in combination with the 650 Divisadero Project would not have the potential to result in a significant cumulative noise impact. The 400 Divisadero Project is located two blocks from the project site, and therefore, would not have the potential to combine with the proposed project to result in a significant cumulative noise impact.

Air Quality

In accordance with the state and federal Clean Air Acts, air pollutant standards are identified for the following six criteria air pollutants: ozone, carbon monoxide (CO), particulate matter (PM), nitrogen dioxide (NO₂), sulfur dioxide (SO₂) and lead. These air pollutants are termed criteria air pollutants because they are regulated by developing specific public health- and welfare-based criteria as the basis for setting permissible levels. The Bay Area Air Quality Management District (BAAQMD) in their *CEQA Air Quality Guidelines* (May 2011), has developed screening criteria to determine if projects would violate an air quality standard, contribute substantially to an air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants within the San Francisco Bay Area Air Basin. If a proposed project meets the screening criteria, then the project would result in less-than-significant criteria

air pollutant impacts. A project that exceeds the screening criteria may require a detailed air quality assessment to determine whether criteria air pollutant emissions would exceed significance thresholds. The proposed project would not exceed criteria air pollutant screening levels for operation or construction.¹²

In addition to criteria air pollutants, individual projects may emit toxic air contaminants (TACs). TACs collectively refer to a diverse group of air pollutants that are capable of causing chronic (i.e., of long-duration) and acute (i.e., severe but short-term) adverse effects to human health, including carcinogenic effects. In response to growing concerns of TACs and their human health effects, the San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes, generally referred to as the Enhanced Ventilation Required for Urban Infill Sensitive Use Developments or Health Code, Article 38 (Ordinance 224-14, effective December 8, 2014)(Article 38). The purpose of Article 38 is to protect the public health and welfare by establishing an Air Pollutant Exposure Zone and imposing an enhanced ventilation requirement for all urban infill sensitive use development within the Air Pollutant Exposure Zone. Projects within the Air Pollutant Exposure Zone require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations or add emissions to areas already adversely affected by poor air quality.

The proposed project is not within an Air Pollutant Exposure Zone. Therefore, the proposed project would not result in a significant impact with respect to siting new sensitive receptors in areas with substantial levels of air pollution. The proposed project would require construction activities for the up to 18-month construction phase. However, construction emissions would be temporary and variable in nature and would not be expected to expose sensitive receptors to substantial air pollutants. Furthermore, the proposed project would be subject to, and comply with, California regulations limiting idling to no more than five minutes,¹³ which would further reduce nearby sensitive receptors' exposure to temporary and variable TAC emissions. Therefore, construction period TAC emissions would not result in a significant impact with respect to exposing sensitive receptors to substantial levels of air pollution.

In conclusion, the proposed project would not result in significant air quality impacts.

Cumulative Air Quality. As stated above, the project vicinity is not located within an Air Pollutant Exposure Zone. In addition, the proposed project and the 650 Divisadero and 400 Divisadero Projects are below the screening criteria to determine if projects would violate an air quality standard, contribute substantially to an air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants within the San Francisco Bay Area Air Basin. None of the projects would result in significant criteria air pollutant impacts. Construction of the three projects could overlap. However, construction emissions would be temporary and variable in nature and would not be expected to expose sensitive receptors to substantial air pollutants. Furthermore, the projects would be subject to, and comply with, California regulations limiting idling to no more than five minutes,¹⁴ which would further reduce nearby sensitive receptors' exposure to temporary and variable TAC emissions. Therefore, the proposed project

¹² Bay Area Air Quality Management District, *CEQA Air Quality Guidelines*, Updated May 2011. Table 3-1.

¹³ California Code of Regulations, Title 13, Division 3, § 2485. This regulation applies to on-road heavy duty vehicles and not off-road equipment.

¹⁴ California Code of Regulations, Title 13, Division 3, § 2485. This regulation applies to on-road heavy duty vehicles and not off-road equipment.

in combination with the 650 Divisadero and 400 Divisadero Projects would not have the potential to result in significant cumulative air quality impacts.

Water Quality

The proposed project involves the construction of a five-story, seven-unit residential building on the vacant portion of an existing developed lot and the rehabilitation and restoration of the existing structure to accommodate retail, bar, game arcade, and live event uses. The project site is mostly covered with impervious surfaces (the existing structure and concrete) and natural groundwater flow would continue under and around the site. The proposed project would involve approximately 2,170 square feet of ground surface disturbance for construction of the new building and require excavation of up to 663 cubic yards of soil. All projects are required to comply with the City's Stormwater Management Ordinance. Project-related wastewater and stormwater would flow to the City's combined sewer system and would be treated to standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plant prior to discharge. Additionally, compliance with the Stormwater Management Ordinance will require the project to maintain or reduce the existing volume and rate of stormwater runoff at the site by retaining runoff onsite, promoting stormwater reuse, and limiting site discharges before entering the combined sewer collection system. Therefore, the proposed project would not substantially alter existing groundwater quality or surface flow conditions, and would not result in significant water quality impacts.

e) The site can be adequately served by all required utilities and public services.

The project site is located in a dense urban area where all public services and utilities are available. The proposed project would be connected with the City's water, electric, and wastewater services. Prior to receiving a building permit, the project would be reviewed by the City to ensure compliance with City and State fire and building code regulations concerning building standards and fire protection. The proposed project would not result in a substantial increase in intensity of use or demand for utilities or public services that would necessitate any expansion of public utilities or public service facilities.

DISCUSSION OF ENVIRONMENTAL ISSUES:

CEQA Guidelines Section 15300.2 establishes exceptions to the application of a categorical exemption for a project. None of the established exceptions applies to the proposed project.

Guidelines Section 15300.2, subdivision (b), provides that a categorical exemption shall not be used where the cumulative impact of successive projects of the same type in the same place, over time, is significant. As discussed below under "Cumulative Impacts," there is no possibility of a significant cumulative effect on the environment due to the proposed project.

Guidelines Section 15300.2, subdivision (c), provides that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As discussed above, the proposed project would not have a significant effect on traffic, noise, air quality or water quality. In addition, the proposed project would not have a significant effect on the environment due to unusual circumstances for other environmental topics, including those discussed below.

CEQA Guidelines Section 15300.2, subdivision (f), provides that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of a historical resource. For the reasons discussed below under "Historic Architectural Resources," there is no possibility that the proposed project would have a significant effect on a historic resource.

Historic Architectural Resources. The Planning Department (the Department) previously issued a Historic Resource Evaluation Response Memorandum (HRE) on March 8, 2005 (Case No. 2003.0807E) identifying the subject property as eligible for listing on the California Register under Criterion 3, Architecture.¹⁵ The subject property is therefore considered a "Category A" property (Known Historic Resource) property for the purposes of the Department's California Environmental Quality Act (CEQA) review procedures. In addition, the property was further evaluated as part of a prior development proposal, and in 2013 a Historic Resource Evaluation Report (HRE) was prepared.¹⁶ The Department concurs with the findings of the HRE report that the subject property appears individually eligible for listing on the California Register under Criterion 1 (Events) for association with the development of single-screen movie theaters in San Francisco and nationally; Criterion 2 (Persons) for association with prominent San Francisco movie theater developer Samuel Levin; and Criterion 3 (Architecture) as a work of master architects the Reid Brothers, and as a representation of type and period of construction, namely the early 20th century neighborhood combination movie theater. The individual period of significance is the date of construction of 1926.

The subject property also appears to be eligible for listing on the California Register under Criterion 1 (Events) as a contributing building to a non-contiguous multiple property historic district that includes movie theaters in all neighborhoods of San Francisco. Located in commercial corridors, the City's theaters are associated with the expansion of the film industry after the turn of the 20th century and reflect the cultural and economic development of San Francisco. The Harding Theater is one of twenty-three contributing theaters to the San Francisco Neighborhood Movie Theater Non-Contiguous Multiple Property Historic District. The period of significance for the district spans 1906-1945.

The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (the Secretary's Standards) are intended to promote responsible preservation practices that help protect irreplaceable cultural resources.¹⁷ The Secretary's Standards consist of ten basic principles created to help preserve the distinctive character of an historic building and its site while allowing for reasonable changes to meet new needs. The proposed project was evaluated using these standards to determine whether it would

¹⁵ On October 23, 2006, the Planning Department issued a second Historic Resource Evaluation Response memorandum (HRE) on the Harding Theater with findings that the building is eligible for listing on the California Register of Historical Resources and therefore qualifies as a resource under CEQA (Case No. 2005.0911E), and on October 1, 2007, the Department issued an Addendum to this memo addressing project revisions and impacts. These documents are available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 as part of Case file 2005.0911E.

¹⁶ Garavaglia Architecture. August 12, 2013. *Harding Theater Historic Resource Evaluation Report and Standards Compliance Review (HRE)*. A copy of this document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 a part of Case 2005.0911E.

¹⁷ U.S. Department of the Interior. National Park Service. *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. Online at <http://www.nps.gov/tps/standards.htm>. Accessed October 19, 2015.

materially impair the historic resource. As discussed below, the Department finds that the proposed project, as proposed, would not cause a significant adverse impact to the individual historic resource at 616 Divisadero Street or to the historic district.¹⁸

The undeveloped portion of the lot is not a character-defining feature of the property, and the construction of a new building in this location would not harm the historic theater building's spatial relationship to the Divisadero Street commercial corridor. The placement of the new construction facing on Hayes Street would not necessitate removal or relocation of the historic building and its character-defining features, and the new construction would be clearly differentiated from the historic building. Although the historic building and new building would share the same lot, the two buildings would appear as two separate developments. This separation is appropriate since the portion of the lot fronting Hayes Street does not have a significant historical association with the theater building. Views of the theater building from Hayes Street are of the secondary façade, which contains no ornament or formal articulation. The construction of a new building in this location will cause no loss to the integrity of the historic building.

The proposed new bar and game arcade uses for the historic property would not prohibit or restrict the use of the theater as a live performance or film screening venue now or in the future. The project would remove two non-contributing features of the property, including a mechanical room and flue, which are not required for the use of the building as a theater. The project would also remove one contributing feature of the property - the fixed theater seating - in order to allow for the installation of new flat flooring platforms and fixed interior features to accommodate the bar and game arcade use. Most of the seating dates from after the construction of the theater and was identified as a "contributing element" that augments the interpretation of historic significance but does not hold a primary level of historic value itself. Contributing elements differ from "significant" elements because they embody, to a lesser degree, the historic aspects of the resource. The loss of, or modification to, contributing elements lessens the overall level of integrity of the historic resource but not to a level where its interpretation of significance or historical importance is severely compromised. Since retention of the fixed seating would make most new uses for the space infeasible, this relatively minor loss of integrity appears to be a reasonable compromise for the continued use of the historic building.

Additionally, many of the original seats have been removed so that the seating is composed of many replacements. Removal of the seating would have a minimal impact to the overall character of the resource as the use and the majority of the building's interior finishes and materials would be preserved. Furthermore, as upholstered furnishings, the seating is approaching the end of its usability and eventual replacement would be necessary for continued use.

With the exception of the theater seating discussed above, all exterior and interior significant and contributing features of the historic theater would be preserved or restored. The proscenium would be restored by removing the non-historic infill that currently blocks the stage area. Additionally, the missing marquee dating from the 1936 would be reconstructed based upon historic photographs of the feature to enhance the building's association with the San Francisco Neighborhood Movie Theater Non-Contiguous Multiple Property Historic District. Although the sloped floors of the auditorium and balcony would be

¹⁸ San Francisco Planning Department. 2015. *Historic Resource Evaluation Response memorandum for 616 Divisadero Street (Harding Theater)* (HRER). A copy of this document is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco as part of Case 2005.0911E.

covered by new floor platforms to create a flat area for the bar and arcade use, the volume of the space would not be greatly reduced, and the new floor tiers would still step down towards the stage level in a manner similar to the historic configuration. Similarly, the lobby space would be slightly reduced in volume by the insertion of mechanical rooms to house electrical meters and an ATM. The two outermost sets of five glazed wood lobby doors would be fixed in place so that the interior space beyond the doors can be repurposed. These enclosures would align with the existing coved area surrounding the doors and would not extend beyond the ramped portion of the lobby entrance. The changes would not substantially change the visual character or function of the lobby space.

No alterations are proposed that would create a false sense of historical development at the site. The proposed building would be clearly contemporary in its design. The existing building would be rehabilitated with new interior features to support the bar, game arcade, and retail uses that have a modern aesthetic, clearly marking them as contemporary interventions. The proposed new floor platforms would have the largest impact to the interior space; however, these would be placed such that the form of the balcony and auditorium are still apparent. Both the front edge of the balcony and the front portion of the auditorium where it meets the stage would remain essentially unchanged.

No chemical or physical treatments are proposed for historic building as part of the project. Deteriorated plaster work such as the filigree panels at the front façade and the screens flanking the proscenium would be repaired to match the existing material, design, and other visual qualities.

At the exterior, all of the significant and contributing features of the theater façade would be preserved, restored, or reconstructed. The stage extension, metal vents, the billboard, and proscenium wall infill to be removed have not acquired historic significance in their own right. They are utilitarian and non-descript features of the site. The project would remove these as well as two non-contributing features of the property - a mechanical room and flue. In addition, the project would replace the two non-historic storefront assemblies with new metal-framed storefronts with tile-clad bulkheads that are similar to the original storefronts in terms of proportion, transparency, and form. New glass canopies would be installed above the storefronts where canvas awnings were located historically. These alterations would have a contemporary aesthetic while respecting the form, character, and historic function of the theater.

The proposed new construction would not prevent future use or restoration of the historic theater. The two structures would be structurally independent; therefore, the new building could be demolished in the future without causing harm to the historic building. Similarly, the proposed new bar and game arcade furnishings, including the floor platforms, could be removed in the future without harming any contributing features of the interior. The floor platforms would be attached only at the base so that the historic wall finishes would not be harmed by their installation. Also, the floors would be pulled back slightly from the walls with a soft buffer in between the old and new materials. The existing floor surface could be repaired at the attachment points, and new theater seating could be installed to restore the building's original use.

Overall, the rehabilitation project would retain all significant features of the property and the majority of the contributing features of the property, thereby preserving its historic character. Lastly, the State Historic Building Code would be used in the review of building permits for the theater building allowing for better compliance with the Secretary of the Interior Standards.

For the above reasons, the proposed project conforms to the Secretary's Standards and there would be no significant impact to a historic resource or to the historic district.

Shadow. In 1984, San Francisco voters approved an initiative known as "Proposition K, The Sunlight Ordinance," which was codified as Planning Code Section 295 in 1985. Planning Code Section 295 generally prohibits new structures above 40 feet in height that would cast additional shadows on open space that is under the jurisdiction of the San Francisco Recreation and Park Commission between one hour after sunrise and one hour before sunset, at any time of the year, unless that shadow would not result in a significant adverse effect on the use of the open space. The proposed project would include the construction of a 60-foot-tall residential building with 12-foot-tall elevator penthouse. Therefore, a preliminary shadow fan analysis for the proposed project was prepared in compliance with Section 295 of the Planning Code.¹⁹ The preliminary shadow fan analysis found that the proposed project would not cast shadow on any nearby parks or open spaces.

The proposed project would shade portions of streets, sidewalks, and private properties in the project vicinity at various times of the day throughout the year. Shadows on streets and sidewalks would not exceed levels commonly expected in urban areas and would be considered a less-than-significant effect under CEQA. Although occupants of nearby properties may regard the increase in shadow as undesirable, the limited increase in shading of private properties as a result of the proposed project would not be considered a significant impact under CEQA.

Cumulative impacts. Cumulative impacts may result from successive projects of the same type in the same place over time. Within the project vicinity, there are proposals at 650 Divisadero Street on the project block at the southeast corner of Divisadero and Grove Streets (650 Divisadero Project) and at 400 Divisadero Street on the northeast corner of Divisadero and Oak Streets. As discussed above under the relevant environmental topics, there would be no potential for significant cumulative impacts as a result of the proposed project in combination with the 650 Divisadero and 400 Divisadero Projects.

Public Notice and Comment. A "Notification of Project Receiving Environmental Review" was mailed on March 23, 2015 and a notice with updated project description was mailed on October 9, 2015 to the owners of properties within 300 feet of the project site, occupants of buildings on and immediately adjacent to the project site, and to interested parties. Overall concerns and issues raised by the public in response to the notice were taken into consideration and incorporated into this Certificate of Determination as appropriate for CEQA analysis. Department Staff received a number of responses to the notice from residents and property owners from nearby parcels as well as from persons with an interest in the Harding Theater. Respondents requested to receive further environmental review documents and/or expressed concerns regarding the proposed project. Specific comments were received regarding physical environmental effects of the proposed project such as potential historic resource impacts, proposed reuse of the theater structure, loading access, and sound insulation for the proposed residential units.

Comments that do not pertain to physical environmental issues and comments on the merits of the proposed project will be considered in the context of project approval or disapproval, independent of the

¹⁹ San Francisco Planning Department. March 10, 2015. Shadow fan for 616 Divisadero and 1282 Hayes Street project. This document is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 as part of case file 2005.0911E.

environmental review process. While local concerns or other planning considerations may be grounds for modifying or denying the proposed project, in the independent judgment of the Planning Department, there is no substantial evidence of unusual circumstances surrounding the proposed project or that the project would have a significant effect on the environment.

Conclusion. The proposed project satisfies the criteria for exemption under the above-cited classification(s). In addition, none of the CEQA Guidelines Section 15300.2 exceptions to the use of a categorical exemption applies to the proposed project. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner: Debra Dwyer
(415) 575-9031
debra.dwyer@sfgov.org

Preservation Planner: Shelley Caltagirone
(415) 558-6625
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Project Address: 616 Divisadero Street (Harding Theater)

Block/Lot: 1202/002J

Case No.: 2005.0911E

Date of Review: October 7, 2015

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

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Planning
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415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

The Harding Theater is located on the east side of Divisadero Street, between Hayes and Grove Streets, on Assessor's Block 1202, Lot 002J. The property is located in a NC-2 (Neighborhood Commercial, Small-Scale) zoning district and a 65-A height and bulk district. The subject "L"-shaped lot has an 80' frontage on Divisadero Street and a 45' frontage on Hayes Street. The building on the subject property was most recently used as a church; however, it was originally designed and used as a combination live performance and single-screen motion picture theater. The theater was designed in the Gothic Revival style by the Reid Brothers as part of the Samuel L. Levin chain of neighborhood movie houses in 1926. Please refer to pages 7-9 of the attached *Harding Theater Historic Resource Evaluation Report and Standards Compliance Review* (hereinafter "HRE report") prepared by Garavaglia Architecture, dated August 12, 2013, for a full building description.

PRE-EXISTING HISTORIC RATING / SURVEY

The Department previously issued a Historic Resource Evaluation Response Memo on March 8, 2005 (Case No. 2003.0807E) identifying the subject property as eligible for listing on the California Register under Criterion 3.¹ The property is therefore considered a "Category A" property (Known Historic Resource) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

¹ On October 23, 2006, the Planning Department issued a second Historic Resource Evaluation Response Memorandum on the Harding with findings that the building is eligible for listing on the California Register of Historical Resources and therefore qualifies as a resource under CEQA (Case No. 2005.0911E), and on October 1, 2007, the Department issued an Addendum to this memo addressing project revisions and impacts. Please refer to the "Project Background" portion of the HRE on pages 4-7 for a complete history of the City's review of this project.

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The subject property is located within the Western Addition neighborhood. The area represents the first westward expansion of the city grid in the 1880s spurred by the development of the Haight Street cable car. The block on which the subject building is situated is the former location of the Pacific Hebrew Orphan Asylum & Home Society Orphanage. The previous building and its various outbuildings occupied the entire block bound by Divisadero, Grove, Scott, and Hayes Streets. The orphanage was demolished circa 1920, and the block was opened for development.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

Individual Significance: Based on information in the Planning Department's files and provided by the project sponsor, the subject property is individually eligible for the California Register of Historical Resources based on the following Criteria:

Criterion 1 - Event:	☒ Yes	☐ No	☐ Unable to determine
Criterion 2 - Persons:	☒ Yes	☐ No	☐ Unable to determine
Criterion 3 - Architecture:	☒ Yes	☐ No	☐ Unable to determine
Criterion 4 - Information Potential:	☐ Further investigation recommended.		
If Yes; Period of significance:	1926		

The Department concurs with the findings of the HRE report that the subject property appears individually eligible for listing on the California Register under Criteria 1, 2, and 3 for association with the development of single-screen movie theaters in San Francisco and nationally; for association with prominent San Francisco movie theater developer Samuel Levin; as a work of master architects the Reid Brothers, and as a representation of type and period of construction, namely the early 20th century neighborhood combination movie theater. Please refer to pages 22-29 of the HRE report for a full analysis of the property's historical significance. The individual period of significance is the date of construction of 1926.

District or Context Significance: Based on information in the Planning Department's files and provided by the project sponsor, the subject property is eligible for the California Register of Historical Resources as a contributor to a potential historic district based on the following Criteria:

Criterion 1 - Event:	☒ Yes	☐ No	☐ Unable to determine
Criterion 2 - Persons:	☐ Yes	☒ No	☐ Unable to determine

Criterion 3 - Architecture:

☐ Yes ☒ No ☐ Unable to determine

Criterion 4 - Information Potential:

☐ Further investigation recommended:

If Yes; Period of significance:

1906-1945

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

The property also appears to be eligible for listing on the California Register under Criterion 1 as a contributing building to a non-contiguous multiple property historic district that includes movie theaters in all neighborhoods of San Francisco. A draft district nomination was prepared by a team sponsored by the Board of Supervisors in 2006 and is on file at the San Francisco Planning Department historical files. Located in commercial corridors, the city's theaters are associated with the expansion of the film industry after the turn of the 20th century and reflect the cultural and economic development of San Francisco. The Harding Theater is one of twenty-three contributing theaters to the San Francisco Neighborhood Movie Theater Non-Contiguous Multiple Property Historic District. The period of significance for the district spans 1906-1945.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

The Department concurs with the findings of the HRE report that the subject property retains sufficient historical integrity from its period of significance. Please refer to pages 31-32 of the HRE report for a full analysis of the property's integrity.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

EXTERIOR CHARACTER-DEFINING FEATURES

Significant Elements

- Primary façade featuring tripartite Gothic screen and colonnettes with floral capitals
- Central location of former marquee (only remnant base of marquee intact)

- Shaped parapet
- Plaster Gothic style wall ornamentation and flattened arched ceiling at ticketing vestibule

Contributing Elements

- Retail spaces/use at Divisadero frontage. All interior finishes altered with exception of hexagonal tile floor in southernmost retail space. Storefront window assemblies also appear to have been altered from original configuration (extent unclear because of plywood board security enclosure).
- Glazed wood doors at lobby access
- Terrazzo flooring at sidewalk and ticketing vestibule

Non-Contributing Elements

- Aluminum frame windows on front façade
- Storefront assemblies

INTERIOR CHARACTER-DEFINING FEATURES

Significant Elements

- Symmetrical plan, circulation, and sequencing of spaces (ticketing area, lobby, auditorium, balcony, backstage)
- Lobby: curved plan, decorative trims, movie poster display cases, staircase, metal vent grilles, and decorative railings.
- Full height auditorium space with curvilinear balcony
- Original ornamental features in auditorium including:
 - Engaged columns at sidewalls with rope-like colonettes
 - Decorative ribbed vaulting
 - Gridded ceiling frame inset with decorative painted plaster panels
 - Flattened pointed proscenium arch
 - Rectangular and arched openings inset with decorative plaster screens
 - Ornamental plaster balconettes
 - Flattened arch doorways below balconettes
 - Sloped floor and 1926 theater seating (many seats have been removed, and some appear to be later replacements for original seats)
 - Decorative trims and plaster ceiling medallions
- Projection booth
- Orchestra pit
- Fly loft
- Stage and wings
- Basement green room/dressing rooms

Contributing Elements

- Restrooms with pink and red tile wall surfaces (tile appears original, though flooring, fixtures, and other finishes have been altered)
- Curved stairways to backstage areas
- Theater seating installed after 1926

PART II: PROJECT EVALUATION

Proposed Project: ☐ Demolition ☒ Alteration

Per drawings dated: October 5, 2015

Project Description

The proposed project is (1) to construct a new 7-unit, 5-story-plus-basement, 10,734-square-foot building on the undeveloped portion of the "L"-shaped lot facing Hayes Street, and (2) to rehabilitate the existing 15,500-square-foot Harding Theater building facing Divisadero Street for use as a bar and game arcade with retail in the two existing storefronts.

At the theater's exterior, all significant and contributing elements of the historic resource would be maintained or restored and protected during the construction process. The following interior alterations would take place:

- a. Removal of a mechanical room and flue located on the south side of the existing theater building to accommodate the footprint of the new building.
- b. Removal of a billboard located on the north side of the building.
- c. In-like storefront replacement.
- d. Restoration of the filigree panels of the tripartite Gothic screen.
- e. Reconstruction of the 1930's era marquee based upon historic photographs.
- f. Installation of glass awnings above the two storefronts.

At the theater's interior, all significant and contributing elements of the historic resource would be maintained or restored and protected during the construction process. The following interior alterations would take place:

- g. Restore ornamental filigree panels and plaster detailing at organ lofts.
- h. Proscenium arch to be re-opened to the existing stage area.
- i. Fix the two outer sets of lobby doors in place and construct 5'-8" wide by 6'-10" deep enclosures for the electrical meters and an ATM.
- j. Restroom improvements.
- k. Installation of fixed bar furnishings at the lobby, beneath the balcony in the auditorium and at the balcony level.
- l. Installation of new floor platforms with railings and stairs above the historic auditorium and balcony tiered floor plates.
- m. Conversion of non-contributing office and retail space to new restrooms.
- n. Conversion of the projection booth to a back bar area and separate toilet.

Please note that the project has been revised since the publication of the HRE report in August 2013; therefore, the project analysis therein is no longer relevant.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Non-Contributing Elements

- Stage extension installed by church
- Metal vents installed around proscenium (replacing former decorative plaster grilles)
- Wall infill and religious cross ornament installed in proscenium arch
- Mechanical room

CEQA Historic Resource Determination

- ☒ Historical Resource Present
- ☒ Individually-eligible Resource
- ☒ Contributor to an eligible Historic District
- ☐ Non-contributor to an eligible Historic District
- ☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: *Tina Tam*

Tina Tam, Senior Preservation Planner

Date: 10-13-15

Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The Department finds that the proposed project will not cause a significant adverse impact to the individual historic resource or to the historic district as proposed.

Standard 1

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The proposed new bar and arcade uses for the historic property would not prohibit or restrict the use of the theater as a live performance or film screening venue now or in the future. The project would remove two non-contributing features of the property, including a mechanical room and flue, which are not required for the use of the building as a theater. The project would also remove one contributing feature of the property - the fixed theater seating - to allow for the installation of new flat flooring platforms and fixed interior features to accommodate the bar and arcade use. Most of the seating dates from after the construction of the theater and was identified as a "contributing element" that augments the interpretation of historic significance but does not hold a primary level of historic value itself. Contributing elements differ from "significant" elements because they embody, to a lesser degree, the historic aspects of the resource. The loss of, or modification to, contributing elements lessens the overall level of integrity of the historic resource but not to a level where its interpretation of significance or historical importance is severely compromised. Since retention of the fixed seating would make most new uses for the space infeasible, this relatively minor loss of integrity appears to be a reasonable compromise for the continued use of the historic building. Overall, the rehabilitation project would retain all significant features of the property and the majority of the contributing features of the property, thereby preserving its historic character. Lastly, the State Historic Building Code would be used in the review of building permits for the theater building allowing for better compliance with the Secretary of the Interior Standards.

Standard 2

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The project would not remove or alter any of the significant features that characterize the property and would only remove one contributing feature - the fixed theater seating. The undeveloped portion of the lot is not a character-defining feature of the property, and the construction of a new

building in this location would not harm the historic theater building's spatial relationship to the Divisadero Street commercial corridor.

With the exception of the theater seating, all exterior and interior significant and contributing features of the historic theater would be preserved or restored. The fixed seating would be removed, as discussed above; however, its removal would have a minimal impact to the overall character of the resource. The proscenium would be restored by removing the non-historic infill that currently blocks the stage area. Additionally, the missing marquee dating from the 1936 would be reconstructed to enhance the building's association with the San Francisco Neighborhood Movie Theater Non-Contiguous Multiple Property Historic District, which has a period of significance spanning 1906-1945. Although the sloped floors of the auditorium and balcony would be covered by new floor platforms to create a flat area for the bar and arcade use, the volume of the space would not be greatly reduced and the new floor tiers would still step down towards the stage level in a manner similar to the historic configuration. Similarly, the lobby space would be slightly reduced in volume by the insertion of mechanical rooms to house electrical meters and an ATM. The two outermost sets of five glazed wood lobby doors would be fixed in place so that the interior space beyond the doors can be repurposed. These enclosures would align with the existing covered area surrounding the doors and would not extend beyond the ramped portion of the lobby entrance. The changes would not substantially change the visual character or function of the lobby space.

Standard 3

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

No alterations are proposed that would create a false sense of historical development at the site. The proposed building would be clearly contemporary in its design. The existing building would be rehabilitated with new interior features to support the bar, arcade, and retail uses that have a modern aesthetic, clearly marking them as contemporary interventions. The proposed new floor platforms would have the largest impact to the interior space; however, these would be placed such that the form of the balcony and auditorium are still apparent. Both the front edge of the balcony and the front portion of the auditorium where it meets the stage would remain essentially unchanged.

Standard 4

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The remnant base of the historic marquee to be restored and the aluminum-framed windows, the storefront assemblies, the stage extension, metal vents, the billboard, and proscenium wall infill to be removed have not acquired historic significance in its own right. They are utilitarian and non-descript features of the site.

Standard 5

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The project would not remove or alter any of the significant features that characterize the property and would only remove one contributing feature – the fixed theater seating. As discussed above, most

of the seats are not considered significant features of the resource as many of the original seats have been removed so that the seating is composed of many replacements. Removal of the seating would have a minimal impact to the overall character of the resource as the use and the majority of the building's interior finishes and materials would be preserved. Furthermore, as upholstered furnishings, the seating is approaching the end of its usability and eventual replacement would be necessary for continued use.

Standard 6

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The project would preserve and restore the exterior and interior features of the historic building. Deteriorated plaster work such as the filigree panels at the front façade and the screens flanking the proscenium would be repaired to match the existing material, design, and other visual qualities. The missing 1936 marquee would be reconstructed based upon historic photographs of the feature.

Standard 7

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

No chemical or physical treatments are proposed for historic building as part of the project.

Standard 9

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

With the exception of the theater seating, the project would not destroy historic materials and features that characterize the property. The placement of the new construction would not necessitate removal or relocation of the historic building and its character-defining features, and, the new construction would be clearly differentiated from the historic building. Although the historic building and new building would share the same lot, the two buildings would appear as two separate developments. This separation is appropriate since the portion of the lot fronting Hayes Street does not have a significant historical association with the theater building. Views of the theater building from Hayes Street are of the secondary façade, which contains no ornament or formal articulation. The construction of a new building in this location will cause no loss to the integrity of the historic building.

At the exterior, all of the significant and contributing features of the theater façade would be preserved, restored, or reconstructed. The project would remove two non-contributing features of the property - a mechanical room and flue, and would replace the two non-historic storefront assemblies with new metal-framed storefronts with tile-clad bulkheads that are similar to the original storefronts in terms of proportion, transparency, and form. New glass canopies would be installed above the

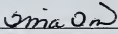
storefronts where canvas awnings were located historically. These alterations would have a contemporary aesthetic while respecting the form, character, and historic function of the theater.

Standard 10

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed new construction would not prevent future use or restoration of the historic theater. The two structures would be structurally independent; therefore, the new building could be demolished in the future without causing harm to the historic building. Similarly, the proposed new bar and arcade furnishings, including the floor platforms, could be removed in the future without harming any contributing features of the interior. The floor platforms would be attached only at the base so that the historic wall finishes would not be harmed by their installation. Also, the floors would be pulled back slightly from the walls with a soft buffer in between the old and new materials. The existing floor surface could be repaired at the attachment points, and new theater seating could be installed to restore the building's original use.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 10-13-15

cc: Virmaliza Byrd, Environmental Division/ Historic Resource Impact Review File

APPENDIX A: CURRENT PHOTOGRAPHS

All photographs by Garavaglia Architecture, Inc., 2011.



Primary (west) elevation.



Decorative terrazzo sidewalk at main entry.



View of primary entrance and storefronts, looking north.



South (Hayes Street) elevation.



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2646 Union Street		0946/009	
Case No.	Permit No.	Plans Dated	
2015-006846		5/8/15	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Horizontal side and rear additions to existing single-family residence. Excavation to increase habitable space. Modification to building entrance. Roof deck addition.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archaeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☒	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: <u>11/10/15</u> (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Shelley Callagirono. Digitally signed by Shelley Callagirono DN: cn=Shelley Callagirono, o=City Planning, ou=Current Planning, email=shelley.callagirono@sfgov.org Date: 2015.11.10 11:38:36 -0800	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name:		Signature:
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Shelley Callagirono Digitally signed by Shelley Callagirono DN: cn=Shelley Callagirono, o=City Planning, ou=Current Planning, email=shelley.callagirono@sfgov.org Date: 2015.11.10 11:38:36 -0800
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

PRESERVATION TEAM REVIEW:		
Historic Resource Present		☐ Yes ☒ No * ☐ N/A
Individual Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No Period of Significance:	Historic District/Context Property is in an eligible California Register Historic District/Context under one or more of the following Criteria: Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No Period of Significance: ☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

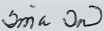
The Department has reviewed the Environmental Evaluation Application and the Historical Resource Evaluation report prepared by Preservation Architecture, dated April 13, 2015, and found that the 2646 Union Street property is not eligible for listing on the California Register either as an individual resource or as a contributing resource to a district.

The property contains a three-story-over-basement, wood-frame, single-family building clad in wood and stucco and capped with a flat roof. The building was constructed in 1904 as a two-story, Classical Revival-style residence for Joseph and Carlotta Musto-Keenan by an unknown architect. The third-floor, Spanish-Eclectic-style addition was likely added in the 1920s. The garage installation and substantial alteration at the rear of the building occurred in the 1990s. These changes significantly impacted the integrity of the building's design, material, and feeling.

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). And, even if one disregards the loss of historic integrity caused by the building alterations, the subject building is not architecturally distinct and it does not represent the work of a master architect (Criterion 3). Planning Department staff concurs entirely with the findings of the Historical Resource Evaluation report that the subject property is not eligible for listing on the California Register as an individual historic resource.

Furthermore, the nearby buildings facing the subject block do not compose a historic district eligible for listing on the California Register as they lack architectural cohesion. While the Cow Hollow neighborhood is distinctive for containing a large number of intact First Bay Tradition-style homes, 2646 Union Street does not contribute to that collection of properties as it was originally constructed in a Colonial Revival style.

The proposed project would cause no adverse impacts to historic resources as no historic resources are present.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	11-10-2015





SAN FRANCISCO PLANNING DEPARTMENT

DOCUMENTS DEPT
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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1955-1965 Oakdale Ave.		5319/034 and 035
Case No.	Permit No.	Plans Dated
2014-000150ENV		10/11/14
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☒ New Construction
		☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Merge two lots and subdivide into three lots. Vertical and horizontal addition and add garage to existing building at 1955 Oakdale. Construct new three-story, two-family dwelling at 1959-1961 Oakdale. No change to 1963-1965 Oakdale.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☒	Class 3 - New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☒	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☒	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archaeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archaeological sensitive area or eight (8) feet in a non-archaeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☒	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling 	
Enrolled in DPH Article 38 and Maher programs. Project will follow recommendations of 11/4/15 Walsh Norris noise report.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☒	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☒	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments): Per HRER Part II, dated October 6, 2015 (attached).
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☐	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): _____
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): Changed to Category A building per HRER Part 1 dated March 9, 2015 (attached)	
Preservation Planner Signature: Allison K. Vanderslice Digitally signed by Allison K. Vanderslice DN: cn=Allison K. Vanderslice, o=San Francisco Planning Department, ou=San Francisco Planning Department, email=avanderslice@sfgov.org, c=US	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name:	Signature: Jean Poling Digitally signed by Jean Poling DN: cn=Jean Poling, o=San Francisco Planning Department, ou=San Francisco Planning Department, email=jean.poling@sfgov.org, c=US
	Project Approval Action: Building Permit It Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Date March 9, 2015
Case No.: 2014-000150ENV
Project Address: 1955 and 1963 Oakdale Avenue
Zoning: RH-2 (Residential, House, Two-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 5319/034 and 5319/035

Staff Contact: Allison Vanderslice (Preservation Planner)
(415) 575-9075
allison.vanderslice@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

The adjacent subject parcels are located on the south side of Oakdale Avenue between Rankin Street and Quint Street in the Bayview neighborhood. The subject properties are located within a RH-2 (Residential – House, Two-Family) Zoning District and a 40-X Height and Bulk District. 1955 Oakdale Avenue is a single-family residential building that current stands on a 3,746 sq. ft. parcel. 1963 Oakdale Avenue is also a single-family residential building that stands on a 3,746 sq. ft. parcel.

1955 Oakdale Avenue (APN 5319/035) is a freestanding, one-story, wood-frame cottage constructed around 1889. This flat-fronted Italianate-style building is L-shaped in plan, with horizontal wood cladding, a front entry porch, decorative window and door molded hoods, and is topped with a gable roof with a parapet and a projecting bracketed cornice. Fenestration is primarily double-hung, wood-sash windows. Limited alterations have occurred to the building except that several doors and windows have been replaced. The builder was not identified.

1963 Oakdale Avenue (APN 5319/034) is a constrained Queen Anne-style, two-story residential building. Local contractor Stevenson & Gowan built 1963 Oakdale Avenue for the Briel family in 1913. The building has undergone several rounds of alterations including the insertion of a garage in 1925, several rounds of reclading, removal of all architectural ornamentation, and replacement of all original windows with aluminum or vinyl windows.

PRE-EXISTING HISTORIC RATING / SURVEY

Neither building on the subject property is currently listed in any local, state, or national historical register. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed ca. 1889 for 1955 Oakdale Avenue, 1913 for 1963 Oakdale Avenue).

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The immediate area along Oakdale Avenue consists primarily of single-family residences with some duplexes constructed primarily during the late 19th and early 20th century interspersed with industrial and commercial buildings. This area of Bayview was originally subdivided in 1865 as part of the Haley Tract. Prior to the subdivision of the neighborhood, the area was settled by ranchers and dairy farmers. Butchertown began relocated to the nearby Islais Creek area by the late 1860s, which attracted other industries and workers to the area. Gradually Butchertown workers began to settle in the vicinity of the project and scattered development occurred in the vicinity of the subject property during the late 19th century, represented by the subject property at 1955 Oakdale Avenue and the adjacent property at 1951 Oakdale Avenue. However, increased development of this portion of the neighborhood did not occur until after the earthquake and the area remained semi-rural until the 1920s. During the early 20th century, the subject parcel was subdivided, 1963 Oakdale Avenue was constructed, and several more buildings were constructed on the subject block. Waves of development occurred during the next decades on the subject block and within the surrounding neighborhood.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA Section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources (California Register) or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

Based on the California Register significance criteria, Department staff finds that the subject property at 1955 Oakdale Avenue is individually eligible for inclusion in the California Register under Criterion C as a distinctive example of a type and period. The subject building at 1955 Oakdale Avenue is an example of a late 19th century Italianate Cottage residential building built during the early development of the Bayview neighborhood. 1963 Oakdale Avenue is not individually eligible for California Register. No identified or eligible district was determined for the subject block.

1955 Oakdale Avenue:

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☒ Yes ☐ No	Criterion 3 - Architecture: ☐ Yes ☒ N
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: ca. 1889	Period of Significance: n/a
	☐ Contributor ☐ Non-Contributor

1963 Oakdale Avenue:

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ N
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: n/a	Period of Significance: n/a
	☐ Contributor ☐ Non-Contributor

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Based on the information submitted in the Supplemental Information for Historic Resource Determination report prepared for the subject property by VerPlanck Historic Preservation Consulting (dated January 2014) and Department records, neither 1955 or 1963 Oakdale Avenue is eligible for inclusion in the California Register under Criterion 1 (Events). While 1955 Oakdale Avenue was associated with an early wave of residential development in the Bayview neighborhood, this general association with residential neighborhood development does not qualify as a significant contribution to local San Francisco history. Constructed in 1913, 1963 Oakdale Avenue is associated with the ongoing development of the area in the early 20th century but this general association with residential

neighborhood development does not qualify as a significant contribution to local San Francisco history. Therefore, neither property is eligible for listing in California Register under Criterion 1 (Events) either individually or as part of a historic district.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Based on the information submitted in the Historic Resource Evaluation for the subject property, the first identified owner of both properties was the German immigrant Briel Family. By the late 1880s, August, a watchman, and his wife Franziska along with their two sons, both tanners, resided at 1955 Oakdale Avenue. Based on the Supplemental report for the subject property, in 1913 the Briel family subdivided their lot, had 1963 Oakdale Avenue built, and sold 1955 Oakdale Avenue to James and Annie Flower. James was employed as a clerk in a lumber yard and later worked for the shipyard. The Flower family continued to own 1955 Oakdale Avenue through 1967. In 1933, the Briel family sold 1963 Oakdale Avenue to the Torres Family, Edward Torres worked as butcher in Butchertown and the Torres Family continued to own the property until 1973. No persons of known historical significance appear to have been associated with the either subject building; therefore, 1955 and 1963 Oakdale Avenue are not eligible for listing in California Register under Criterion 2 (Persons) either individually or as part of a historic district.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

1955 Oakdale Avenue consists of a one-story-over-partial-basement, flat-front Italianate-style cottage constructed c.1889. No construction permit was found for the building. No architect or builder was identified for the building. The building has undergone limited alteration and is a significant example of a late 19th century Italianate-style cottage in this portion of the Bayview neighborhood. This wood-frame building retains its form, massing, and many other character-defining features of the on the primary façade including the tall bracketed cornice and terminating parapet, recessed center-entry, entry porch, door hoods, and double-hung wood-windows with molded hoods. The building is an intact example of an early flat-front Italianate residence and embodies the distinctive characteristics of its type and period. Therefore, the subject property is eligible for listing in the California Register as an individual resource under Criterion 3.

1963 Oakdale Avenue is not a significant example of a type, period, style, or methods of construction due to multiple waves of alteration and removal or architectural details. The property was constructed in 1913 by local contractor Stevenson & Gowan and is not the work of a master architect or builder.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

The subject buildings are not significant under Criterion 4 (Information Potential), since this significance criterion typically applies to rare construction types when involving the built environment. The subject buildings are not an example of a rare construction type. Archeological resources are outside the scope of this review and will be reviewed the Department's archeological staff as appropriate.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

In general, 1955 Oakdale Avenue retains its historic integrity. The subject building retains its integrity of location as no record was found of it being moved. The replacement of the original doors and some windows does slightly diminish the building's integrity of design and materials but the retention of other character-defining details allows the building to convey its historic identity.

Since 1963 Oakdale Avenue was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

Step C: Character-Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Character defining features of the subject property include the following:

- False front with projecting bracketed cornice,
- One-story over partial basement massing,
- Recessed central entry with full-width entry porch,
- Original fenestration consisting of double-hung wood sash windows with molded hoods,
- Decorative molded door hoods, and
- Horizontal wood board cladding.

Since 1963 Oakdale Avenue was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, analysis of character-defining features was not conducted.

CEQA HISTORIC RESOURCE DETERMINATION

- ☒ Historical Resource Present
- ☒ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-Contributor to an eligible Historic District
- ☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: *Tina Tam*
Tina Tam, Senior Preservation Planner

Date: 3-13-2015



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date October 6, 2015
Case No.: 2014-000150ENV
Project Address: 1955 and 1963 Oakdale Avenue
Zoning: RH-2 (Residential, House, Two-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 5319/034 and 5319/035

Staff Contact: Allison Vanderslice (Preservation Planner)
(415) 575-9075
allison.vanderslice@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

The adjacent subject parcels are located on the south side of Oakdale Avenue between Rankin Street and Quint Street in the Bayview neighborhood. The subject properties are located within a RH-2 (Residential – House, Two-Family) Zoning District and a 40-X Height and Bulk District. 1955 Oakdale Avenue is a single-family residential building that current stands on a 3,746 sq. ft. parcel. 1963 Oakdale Avenue is also a single-family residential building that stands on a 3,746 sq. ft. parcel.

1955 Oakdale Avenue (APN 5319/035) is a freestanding, one-story, wood-frame cottage constructed around 1889. This flat-fronted Italianate-style building is L-shaped in plan, with horizontal wood cladding, a front entry porch, decorative window and door molded hoods, and is topped with a gable roof with a parapet and a projecting bracketed cornice. Fenestration is primarily double-hung, wood-sash windows. Limited alterations have occurred to the building except that several doors and windows have been replaced. The builder was not identified.

1963 Oakdale Avenue (APN 5319/034) is a constrained Queen Anne-style, two-story residential building. Local contractor Stevenson & Gowan built 1963 Oakdale Avenue for the Briel family in 1913. The building has undergone several rounds of alterations including the insertion of a garage in 1925, several rounds of recladding, removal of all architectural ornamentation, and replacement of all original windows with aluminum or vinyl windows.

A Historic Resource Evaluation Response, Part I (dated March 9, 2015) determined that 1955 Oakdale Avenue was individually eligible for inclusion in the California Register of Historical Resources (California Register) under Criterion C as a distinctive example of a type and period. The subject building at 1955 Oakdale Avenue is an example of a late 19th century Italianate Cottage residential building built during the early development of the Bayview neighborhood. Additionally 1963 Oakdale Avenue was determined not to be individually eligible for California Register and no additional analysis is necessary. No identified or eligible district was determined for the subject block.

The character-defining features of the 1955 Oakdale Avenue are the following:

- False front with projecting bracketed cornice,
- One-story over partial basement massing,
- Recessed central entry with full-width entry porch,
- Original fenestration consisting of double-hung wood sash windows with molded hoods,
- Decorative molded door hoods, and
- Horizontal wood board cladding.

PROPOSED PROJECT

☐ Demolition ☒ Alteration ☐ New Construction

PER DRAWINGS DATED: 10/02/2015 by Gabriel Ng + Architects Inc.

PROJECT DESCRIPTION

The subject building is a flat-fronted Italianate-style, one-story, wood-frame cottage constructed ca. 1889. The proposed project is to merge two adjacent lots and subdivide those lots into three lots. A duplex will be constructed on the middle lot between 1955 and 1963 Oakdale Avenue. No alterations are proposed for 1963 Oakdale Avenue. The project proposes alterations to 1955 Oakdale Avenue including the construct a rear vertical and horizontal addition. The vertical addition includes a one-story addition that will be setback approximately 27 feet from the front edge of the building and will remove a portion of the existing gable roof. A roof deck is proposed in front of the vertical addition and is setback approximately 21 feet from the front edge of the building. The deck will have cable railing on both the front and right elevations. The vertical addition is topped with a flat roof and is clad with horizontal wood cladding. The north (primary) elevation of the addition contains single-hung, aluminum-clad wood sash windows and wood doors with simple wood surrounds. Minimal changes proposed to the primary façade include the in-kind replacement of the front door. The existing windows, false-front parapet, bracketed cornice, and window and door surrounds and hoods will remain and will be repaired as needed. The secondary entrance on the right side of the building will be moved forward by approximately 1.5 feet but the entrance and all its architectural features will be retained. There are no additional changes proposed for the existing primary façade.

PROJECT EVALUATION

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resources as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff finds that the proposed project at 1955 Oakdale Avenue would not cause a significant adverse impact upon a historic resource such that the significance of the resource would be materially impaired. The proposed alterations meet the *Secretary of the Interior Standards for Rehabilitation (Standards)*. The proposed project will continue the use of the property as residential property. The proposed vertical and horizontal addition will be visible but it setback from the primary façade and will not change the building's distinctive materials, features, spaces, or spatial relationships. The proposed addition is setback from the front building wall sufficiently that the massing and scale of the original structure will be preserved. The visibility of the vertical is addition is minimized from the public right-of-way, and will be distinct from and compatible with the front portion of the historic structure. The proposed addition will include materials – such as horizontal wood board cladding and simple wood window and door surrounds – that are compatible with but easily distinguishable from the historic materials. The majority of the building's character-defining features consist of Flat-Front Italianate-style architectural detailing on the primary façade, which will not be removed or changed by the proposed project. Specifically, the project is retaining all original windows and architectural details on the primary façade and these items will be repaired as needed. If the addition was removed in the future, the primary elevation at the street face would remain very similar to its original form. The project meets *Standards* 1, 2, 3, 5, 6, 9 and 10; *Standards* 4, 7 and 8 don't apply. Therefore, the proposed project will not cause a significant adverse impact to the subject property, which is considered an individually eligible historic resource.

Summary

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation (Standards)*.

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 10-13-15

IMAGES

1955 & 1963 Oakdale Avenue

San Francisco, California



Source: VerPlanck Historic Preservation Consulting, 2014.



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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
61 Royal Lane		6482/034
Case No.	Permit No.	Plans Dated
2015-009891ENV		6/9/2015
☒ Addition/ Alteration	☒ Demolition (requires HRER if over 45 years old)	☒ New Construction ☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Lot subdivision and horizontal and vertical addition to a single-story accessory building to create a new single-family residence with parking for one vehicle. Remove existing carport. No change to single-family residence on eastern portion of the lot.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☒	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 10/28/2015 (attached)
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Allison K. Vanderslice	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Allison Vanderslice		Signature: Allison K. Vanderslice
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Digitally signed by Allison K. Vanderslice DN: cn=Allison K. Vanderslice, ou=City/Planning, ou=Environmental Planning, cn=Allison K. Vanderslice, email=Allison.Vanderslice@sfgov.org Date: 2015.11.10 15:14:13 -0800
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date: 10/28/2015 Date of Form Completion 10/28/2015

PROJECT INFORMATION:		
Planner:	Address:	
Allison Vanderslice	61 Royal Ln	
Block/Lot:	Cross Streets:	
6482/034	Morse St and Naples St	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2015-009891ENV

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW: 06/09/2015

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
The project proposes to subdivide a triangular lot into two lots, to alter an existing hobby shop rear building into a single family home and to remove an existing attached carport structure. No work is proposed for the existing single-family home and garage fronting on Royal Ln. A Supplemental Information for Historic Resource Determination form (Supplemental) was submitted by the project sponsor to aid this review.	

PRESERVATION TEAM REVIEW:	
Historic Resource Present	☐ Yes ☒ No * ☐ N/A
Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: n/a	Period of Significance: n/a
	☐ Contributor ☐ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

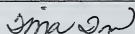
The subject property is triangular lot off the mid-block Royal Ln and is situated behind the single-family homes at 45-61 Morse Street in the Crocker Amazon neighborhood. A single-family, rectangular-plan, stucco-clad, cross-gabled, vernacular building fronts on Royal Ln with a garage building to the south; this property was constructed after 1915 based on historical map review. To the east stands a square-plan, horizontal wood board-clad, gable-roof vernacular hobby building constructed in 1954 with the owner listed as the architect on the permit application. It appears that original windows have been replaced and the front entrance reconfigured in this building. A plastic corrugated roofed carport is attached to the hobby building. Based on the information provided in the Supplemental form and additional research by Department staff, the subject property is not an historical resource under CEQA.

The majority of this portion of the Crocker Amazon neighborhood was developed between the 1910s and mid-1920s. Neither the area or the subject property appear to be directly associated with any significant historical events. Therefore, the subject property is not significant under Criterion 1. Based on the Supplemental form and research by Department staff, no significant persons are associated with the subject building. The subject property is not significant under Criterion 2.

The buildings on the subject property are vernacular buildings with minimal ornamentation and are not a significant example of a type, period, or style. The buildings are not the work of a master architect or builder. Therefore, the subject property is not significant under Criterion 3.

The subject buildings are not significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject buildings are not an example of a rare construction type.

No identified or eligible district has been determined in the area that includes the project parcel. While the area is comprised of primarily single-family residential buildings, the area contains a collection of styles, massing, and setbacks and lacks the cohesion and distinction needed to qualify as an historic district. Additionally, buildings on the subject block and in the immediate vicinity have lost historical integrity due to alterations.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	11-10-2015



61 Royal Lane - Single-family home fronting on Royal Lane (No work proposed).



61 Royal Lane – Rear (Hobby) Building to be altered



SAN FRANCISCO PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination

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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2850 Filbert Street		0941/016
Case No.	Permit No.	Plans Dated
2015-002299ENV	2015.03.11.0568	9/10/15
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction ☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Interior and exterior alterations and seismic upgrades to existing three-story, single-family home. Excavate basement to create habitable space and raise the main (second floor) level by 3'9". Horizontal rear expansion of basement, ground, and upper levels. Add roof deck and elevator.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☒	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an <i>Environmental Application</i> with a Phase I

	Environmental Site Assessment. Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☒	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	
Archeo clearance. Project will follow recommendations of 2/2/15 Geotecnia geotechnical study. Maher enrollment.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: <u>11/3/2015</u> (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Alexandra Kirby Digitally signed by Alexandra Kirby DN: cn=Alexandra Kirby, o=City of San Francisco, ou=City Planning, email=Alexandra.Kirby@sf.gov, c=US	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: A. Kirby		Signature: Alexandra Kirby Digitally signed by Alexandra Kirby DN: cn=Alexandra Kirby, o=City of San Francisco, ou=City Planning, email=Alexandra.Kirby@sf.gov, c=US
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date November 3, 2015
Case No.: 2015-002299ENV
Project Address: 2850 Filbert Street
Zoning: RH-1 (Residential Housing – Single Family)
40-X
Block/Lot: 0941/016
Staff Contact: Alexandra Kirby, Preservation Planner
(415) 575-9133 | alexandra.kirby@sfgov.org
Date of Review: November 3, 2015

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Building and Property Description

The parcel is located on the north side of Filbert Street at the west portion of Cow Hollow neighborhood within the Marina district between Lyon and Baker Streets. The subject lot is located in an RH-1 (Residential- Housing, Single Family) Zoning District. The surrounding neighborhood consists of single-family homes and two-unit flats constructed between 1904 and the 1920s, although there are a number of post-World War II residences in the immediate vicinity at the southeast corner of Filbert and Lyon.

2850 Filbert was constructed in 1916 by builder William W. Rednall in a vernacular Craftsman style. Rednall also constructed the two adjacent buildings to the east (2836 and 2830 Filbert Street) and four properties to the immediate south (2825, 2829, 2835, 2841 Filbert Street). These properties were all constructed between 1915 and 1916 and feature similar design elements, such as asymmetrical fenestration, elevated entry porches, and decorative cornices and parapets.

The subject building is a two-story-over-garage wood-frame, single-family structure with a flat roof. It features stucco siding with a dramatic cornice that peaks at two shallow gables with broad brackets. Below the cornice, two angled bays project from the third story. The second floor features a wide window bay offset on the primary façade with five casement windows and an angled transom. The window is capped with a shallow gable. The ground story features a raised entry with a security gate with a shallow gable. A garage entrance is centered below the window bay with a flat shallow cornice.

Prior alterations to the property include construction of a rear deck and interior renovations. The subject property retains a high degree of integrity, as do the nearby buildings designed and constructed by Rednall.

Pre-Existing Historic Rating / Survey

The subject property is not listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

Neighborhood Context and Description

2850 Filbert Street is located at the west edge of the Cow Hollow neighborhood within the Marina District, and the Presidio is located to the immediate west. The subject block is characterized by two- to three-story single-family and two unit residences, with larger apartment complexes at intersections. Construction dates range from approximately 1890 to 1968, although nearly all were constructed between 1895 and 1929. Buildings are designed in a variety of styles dating from the late 19th -and early 20th century, which reflect the various stages of development within the neighborhood. Visual continuity is mixed in terms of style; however, there is a strong pattern of massing and materials along the immediate block.

The following historic context is excerpted in part from a draft Cow Hollow Historic Context Statement prepared by the Department in 2013. While not formally adopted by the City, the study provides important information about the development of Cow Hollow and the historic significance of the subject property.

The neighborhood of Cow Hollow lies at the northern end of the San Francisco Peninsula, overlooking the Golden Gate. Geographically, the area is nestled between the slopes of Pacific Heights to the south and the low-lying Marina District to the north. Cow Hollow is bounded roughly by Lombard Street to the north, Green and Vallejo Streets to the south, Lyon Street and the Presidio to the west and Scott Street to the east. The topography of the neighborhood, which ascends to the south, offers sweeping views of the San Francisco Bay and the Golden Gate. This dramatic topography also played a significant role in the neighborhood's development, both architecturally and socially.

Historically, the area was part of the Western Addition, adopted by the city in the 1850s under the Van Ness Ordinance. The neighborhood was originally known as "Spring Valley" during the early American period because of the numerous fresh water springs in the area. As that name became eponymous with the Spring Valley Water Company, the neighborhood adopted the title "Golden Gate Valley," to showcase the area's views of the bay. In 1924, local contractor George Walker promoted the area as "Cow Hollow," in honor of its history as a dairy and tannery district, although it had been known by the name locally since the 1880s.

Cow Hollow's most substantial period of development began in the 1880s, following the opening of the first cable car line in the area, along Union Street. This not only prompted an influx of visitors to the already existing attractions of Harbor View, but a spur in residential development. By the mid-1880s, the moniker of "Cow Hollow" had taken root in what was formally known as Spring Valley, regularly being published in the San Francisco Chronicle and other local papers. At the same time, growing development pressures and the demands of the Department of Public Health, approximately thirty dairies and associated tanneries that had earned Cow Hollow its name relocated to the south in Hunter's Point by 1891, however the name remained with locals for generations.

The establishment of the Presidio and Ferries cable car line led to a sustained period of residential development in Cow Hollow picked up, but the pace of growth was relatively modest. By 1893, thirteen years after the opening of the car line, few blocks were fully developed with new real estate. According to the 1893 Sanborn Map Company fire insurance map, development had clearly clustered along the Union line, most prominently between Octavia and Steiner Streets from Greenwich to Green Streets. Many lots remained undeveloped, although parcels had been subdivided throughout the area west of Steiner Street.

The 1899 Sanborn Fire Insurance maps depict that multiple-unit flats were already being constructed in the area, primarily along the cross streets that cut through Union Street on a north-south axis and along Filbert and Greenwich Streets to the north. To the west, the area remained undeveloped aside from a small tract of homes along Greenwich Street near the Presidio.

Residential development at this time was focused on single-family residences, often in dense rows. Building types varied from single-story cottages and small flats, most often found north of Union Street, to larger-scale middle and upper-class residences on larger parcels to the south. Popular styles from the 1860s through the turn of the century were Italianate and Stick-Eastlake, which were common throughout Cow Hollow.

Residential development at this time was focused on single-family residences, often in dense rows. Building types varied from single-story cottages and small flats, most often found north of Union Street, to larger-scale middle and upper-class residences on larger parcels to the south. Popular styles from the 1860s through the turn of the century were Italianate and Stick-Eastlake, which were common throughout Cow Hollow.

Rebuilding of the City began within months of the 1906 Earthquake and Fire. In order to accommodate the urgent City-wide housing needs, multi-unit flats were increasingly constructed in all residential neighborhoods following the disaster, as is clearly seen in Cow Hollow. Because Van Ness Avenue was used as a fire line, which involved the dynamiting of most houses east of the avenue and south of Filbert Street, Cow Hollow was protected from severe destruction. However, the neighborhood experienced extensive damage, with rail lines along Union Street rendered useless and many structures rendered uninhabitable.

The citywide building boom that began in mid-1906 continued nearly unabated until World War I. A nationwide economic boom during the 1920s correlated with another building boom in San Francisco and enacting of the City's first Planning Code in 1921, mandating the geographic separation of incompatible land uses. The opening of streetcar tunnels in 1918 and 1928, as well as the adoption of mass automobile use beginning in the 1920s, spurred residential development in outlying areas of the City, including Cow Hollow. The economic crisis precipitated by the Stock Market Crash of 1929 had a massive dampening effect on construction in San Francisco, which didn't pick up until the late-1930s. New Deal federal programs and policies to spur employment and stimulate building activity resulted in massive Works Progress Administration public works projects and economic incentives for construction-related activities.

Areas that had survived the earthquake with little damage, such as Cow Hollow, not only hosted refugee camps for the two years following the disaster, but many camp residents opted to stay in the area rather than relocate to their demolished neighborhoods. According to the records of the Assessor, 670 Structures

were built in the Cow Hollow neighborhood between 1906 and 1915, the year the Panama-Pacific International Exhibition took place. During this period, many two- to six-unit flats were constructed throughout Cow Hollow, especially along Union Street and its immediate cross streets, where commercial goods and public transit were readily available. What an 1868 Real Estate Circular had called "the least stirring section of [San Francisco's] real estate market," had become an increasingly popular neighborhood for residents and developers, often noted as "surprisingly" active despite its lack of infrastructure and transit.

During this period, the area bounded by Lombard Street to the north, Lyon Street to the west, Green Street to the north and Pierce Street to the east had clearly become a popular enclave for middle-class families, with the blocks fully subdivided with single-family homes constructed on most. Flats were constructed along the western face of Broderick Street and at occasional corner lots. Residential architecture at this time was strongly influenced by the First Bay Tradition, and many of the homes are decorated with redwood shingles on a craftsman-style structure in the fashion of the architect Bernard Maybeck.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: n/a	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on research conducted by the project sponsor and staff, Preservation staff finds that the subject building is not individually eligible for listing on the California Register of Historical Resources, nor does it contribute to the California Register-eligible historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

To be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Its construction is associated

with broader construction trends in Cow Hollow during the early 20th century, but it does not appear significant or noteworthy within this context. Likewise, it does not appear to be part of a potential historic district significant for historic events. While development of the subject block was largely concentrated between 1908 and 1926, it does not singularly demonstrate any specific or important association with development of the Presidio Heights neighborhood.

It is therefore determined that 2850 Filbert Street is not eligible for listing in the California Register individually or as a contributor to a potential historic district under Criterion 1. However, this finding does not preclude the identification of other individual buildings or potential historic districts in the area as significant under this Criterion. Staff finds that the subject building is not individually eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1 (Events).

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

2850 Filbert Street was originally owned by H. Taylor Curtis, who was an art auctioneer with offices at 534 Sutter Street. Curtis, who is listed as the property owner on the original building permit, lived at the subject property with his family for approximately four years prior to selling the property to Reverend William K. Guthrie of the First Presbyterian Church. No persons who lived at the residence appear to be of local regional or national significance.

Therefore 2850 Filbert does not appear to be eligible for individual listing on the California Register under criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

2850 Filbert Street does not appear to be individually eligible for listing in the California Register under Criterion 3 (Architecture). Designed by the builder William Walter Rednall in 1916, it was one of a row of similar houses constructed by the developer between 1915 and 1916. Overall, Rednall appears to be a master builder; however, the row of buildings on the subject block does not rise to a level of significance for their consistent design and period of development, nor are they representative of Craftsman Style buildings.

Builder and architect W.W. Rednall (1859 – 1946) designed and constructed over 50 residences within the Cow Hollow neighborhood, according to research conducted by David Parry for the Cow Hollow Association and verified by Planning Staff. Rednall's personal residence was designed and constructed by the architect at 2500 Filbert Street, with the neighboring residences at 2506 – 2524 Filbert constructed by the builder between 1904 and 1905, which appears to mark the height of Rednall's career, during which his best-designed and most representative works were constructed. Rednall additionally built in other neighborhoods in San Francisco, including Potrero Hill and Buena Vista, but his cohesive style and scale of development in Cow Hollow contribute to the character of the neighborhood.

The subject building does not appear to contribute to the previously identified Cow Hollow First Bay Tradition Historic District as it does not clearly embody the distinctive characteristics of the first period of large scale architectural development in Cow Hollow and the distinctive characteristics of the First Bay

Tradition style. Although the subject building was constructed and designed by a prominent Cow Hollow architect, it does not reflect the First Bay Tradition style and was constructed after the previously identified period of significance of 1895 - 1914. While the subject building does not possess high artistic value, it does contribute to a collection of late 19th and early 20th century buildings dating from the earliest period of residential development in the Cow Hollow neighborhood, and is one of over 50 residences constructed in the area by Rednall, exhibiting his characteristic designs.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history. Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property was not evaluated for integrity as it has been identified as not having historic significance.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☐ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District
- ☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 11-16-15





SAN FRANCISCO
PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

DEC 11 2015

CEQA Categorical Exemption Determination SAN FRANCISCO
PUBLIC LIBRARY

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2261 Filbert Street		0534/030
Case No.	Permit No.	Plans Dated
2014-000645ENV	201406279890	03/06/2015
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction ☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Construction of two-story vertical addition and horizontal addition to an existing two-story single family home over basement. Construct one new dwelling unit.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an Environmental Evaluation Application is required.	
☒	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 - New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class __

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an Environmental Evaluation Application is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☒	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☒	Seismic Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an <u>Environmental Planner</u>.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Lana Russell-Hurd	
Geotechnical Investigation prepared by H. Allen Gruen Geotechnical Engineer, June 7th, 2015; the site is suitable for support of the proposed improvements.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 11/9/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☐	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Alexandra Kirby	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: A. Kirby	Signature:
	Project Approval Action: Building Permit It Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Alexandra Kirby Digitally signed by Alexandra Kirby DN: c=org, o=sfgov, ou=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Alexandra Kirby, email=Alexandra.Kirby@sfgov.org Date: 2015.11.11 14:02:59 -08'00'
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	11/9/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Alexandra Kirby	2261 Filbert Street	
Block/Lot:	Cross Streets:	
0534/030	Fillmore and Steiner Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2014-000654ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	03/06/2015
-----------------------------	------------

PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Environmental Evaluation Application and Supplemental Evaluation completed by William Kostura (02/2015).	
Proposal is to construct a two-story horizontal addition, and a redesign of the primary facade.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☒ Yes	☐ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

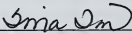
PRESERVATION TEAM COMMENTS:

2261 Filbert Street was constructed in 1896 by an unknown builder at 2232 Green Street as the Pixley Free Kindergarten. The building was relocated to the current site in 1901, following the death of Mrs. Amelia Pixley. In 1954, the property was built out to the property line by an unknown architect, which reflects the current facade and structure. The subject property is a one-story-over-garage, wood frame, single-family residence that shares a party wall with both neighboring properties. The primary facade features stucco siding with a stepped modern parapet. The facade is entirely two-dimensional, featuring a wide garage and recessed entry at the ground story and two large contemporary windows at the upper floor. The original 1896 building retains no historic integrity and the 1954 facade retains moderate integrity.

Based on historic research conducted by Kostura and Preservation planning staff, 2261 Filbert Street does not appear to be individually eligible for the California Register under criteria 1 (Events), 2 (Persons), or 3 (Architecture). The subject property is not associated with any known significant events. Original owner Amelia Pixley, widow of Frank Pixley, is a significant person in the history of the Cow Hollow area, however this property does not reflect such significance due to lack of integrity and relocation following her death. No later known occupants or owners appear to be of historic significance within the region, state, or nation. The design of the building is Moderne vernacular, and does not rise to a level of significance. Additionally, no architect or builder is known for the property. Therefore, the subject building does not appear to be of historic significance under criterion 3 (Architecture).

The subject block is eclectic in style and periods of construction, ranging from 1895 - 1963. there does not appear to be an eligible historic district in the immediate vicinity, although there is a concentration of buildings dating to circa 1900. This report does not preclude the presence of a nearby eligible district.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	11-10-2015





SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1660 North Point Street		0445A/011
Case No.	Permit No.	Plans Dated
2015-003208ENV	2015.03.12.0597	3/10/2015
☒ Addition/ Alteration	☒ Demolition (requires HRER if over 45 years old)	☐ New Construction
		☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Partial demolition of existing single-family home, with vertical and horizontal additions. Vertical and horizontal alterations include rear expansion on the first-, second-, third-floors, new fourth floor and roof deck, and replace existing front and rear painted wood windows and cement plaster façade in-kind.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☒	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</u>	
☐	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Sponsor submitted geotechnical report and proof of enrollment in Maher Ordinance Program.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☒	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☒	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☒	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments): Per HRER Part II dated 11/9/2015
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☐	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): _____
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Alexandra Kirby Digitally signed by Alexandra Kirby DN: cn=Alexandra Kirby, ou=Current Planning, ou=City Planning, ou=San Francisco Planning and Development Department, ou=City of San Francisco, email=Alexandra.Kirby@sfgov.org, c=US	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i> .				
☒	No further environmental review is required. The project is categorically exempt under CEQA.				
<table border="1"> <tr> <td>Planner Name: A. Kirby</td> <td>Signature: Alexandra Kirby Digitally signed by Alexandra Kirby DN: cn=org, cn=sfgov, cn=cityplanning, ou=CityPlanning, ou=Current Planning, ou=Alexandra Kirby, email=Alexandra.Kirby@sfgov.org Date: 2015.11.11 13:27:52 -0800</td> </tr> <tr> <td colspan="2"> Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. </td> </tr> </table>		Planner Name: A. Kirby	Signature: Alexandra Kirby Digitally signed by Alexandra Kirby DN: cn=org, cn=sfgov, cn=cityplanning, ou=CityPlanning, ou=Current Planning, ou=Alexandra Kirby, email=Alexandra.Kirby@sfgov.org Date: 2015.11.11 13:27:52 -0800	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Planner Name: A. Kirby	Signature: Alexandra Kirby Digitally signed by Alexandra Kirby DN: cn=org, cn=sfgov, cn=cityplanning, ou=CityPlanning, ou=Current Planning, ou=Alexandra Kirby, email=Alexandra.Kirby@sfgov.org Date: 2015.11.11 13:27:52 -0800				
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Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.					

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date November 9, 2015
Case No.: 2015-003208ENV
Project Address: 1660 North Point Street
Zoning: RH-2 (Residential, House, Two-family)
40-X Height and Bulk District
Block/Lot: 0445A/011
Date of Review: October 8, 2015 (Part I)
November 9, 2015 (Part II)
Staff Contact: Alexandra Kirby (Preservation Planner)
(415) 575-9133
alexandra.kirby@sfgov.org

1650 Mission St.
Suite 400
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CA 94103-2479

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Information:
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PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

Constructed in 1933 by master architect Paul A. Ryan, the subject building at 1660 North Point Street is a single family residence located on the north side of North Point Street between Webster and Buchanan Streets in the Marina neighborhood of San Francisco. The subject property is not currently listed in any local, state or national historical registers.

As stated in the Historic Resource Evaluation Response, Part I (dated October 8, 2015), the Department has determined that the subject property is eligible for inclusion on the California Register as a contributor to an eligible Marina Historic District under Criterion 3 (Architecture). The character-defining features of the eligible Historic District include:

- Two-story-over-garage height;
- Rectilinear massing;
- False parapet roofs with red Spanish clay tile;
- Stucco siding;
- Mediterranean ornamentation;
- Recessed entrances and garages with original doors;
- Street-facing decorative balconies;
- Wood-framed windows.

1660 North Point Street is considered a "Category A.2 – Historical Resource" (Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

Proposed Project

☐ Demolition

☒ Alteration

Per Drawings Dated: September 25, 2015 by Sutro Architects.

Project Description

The subject property is occupied by a two-story-over-garage, single-family, wood frame residence constructed in 1933. The residence is designed in the Mediterranean Revival architectural style and notable historic features include: stucco siding; a side-gabled roof parapet capped with Spanish clay tile and dentils below the eave; wood casement windows; an arched recessed entryway leading into a central light court; and an arched entry over the garage entrance.

The proposed project is to remodel the interiors, and construct a vertical addition, roof deck, and a horizontal rear addition. The proposed façade features integral color stucco siding, expanded window openings with wood sash casements featuring dividing mullions, and rectilinear framing of the garage and entryway. The vertical addition will be 10'-9" in height with a 4' glass railing above the roof deck. New materials will include wood-frame windows with painted trim, painted panels, and stucco siding.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- ☐ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff finds that the proposed project will not cause a significant adverse impact to the eligible Historic District. The proposed project includes the alteration of character-defining features of the subject building while continuing to relate to the surrounding eligible district in mass, scale, and materials while not conveying a false sense of history. Overall the proposed project meets the Secretary of the Interior's Standards for Rehabilitation.

The following is an analysis of the proposed project per the applicable *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards):

Standard 1.

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The proposed project does not involve a change of use from the subject property's existing use as a single-family residence.

Therefore, the proposed project does comply with Rehabilitation Standard 1.

Standard 2.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The proposed project will remodel the historic façade of the subject building while retaining the overall pattern of solid-to-void ratios and working in a style that will be compatible in design with the surrounding district. These changes will result in alterations of distinctive features that characterize the subject property, although its relationship to the historic district will remain largely intact.

Therefore, the proposed project does comply with Rehabilitation Standard 2.

Standard 3.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed project will read as a modernized yet compatible design in material and the scale of detailing in the fenestration. The use of wood sash windows and stucco siding will nod to the details found within the eligible district, although they will not imply a false sense of history for the building as they are simple in design and would not convey a false sense of historicism. The vertical addition and rear horizontal addition will be clearly contemporary in design due to their extensive glazing and ratio of solids to voids.

Therefore, the proposed project complies with Rehabilitation Standard 3.

Standard 5.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed project includes removal of historic materials on the primary (south) facade that will alter the materials and appearance of the primary facade. The proposed alterations will be visible from the public right-of-way and will result in the removal of distinctive materials, features, and finishes on the subject property, although the proposed design will be compatible with the surrounding district and sensitive to the design and materials in the area.

The exposed light court that leads to the primary entrance will be largely retained; however, the space will be reduced horizontally by approximately 3'-6" on the east-west axis and more extensive glazing will

be introduced to the interior walls. The interior light court, while not clearly visible from the public right of way, is a distinctive element in the architect's original design of the building.

Therefore, the proposed project does not comply with Rehabilitation Standard 5.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed project includes a redesign of the primary (south) façade through removal of existing historic materials and features and an entirely new rear façade and third story addition with a roof deck, which will destroy historic materials and features of the historic property. The proposed work will be differentiated as contemporary through the use of materials and the ratio of solids to voids, and will feature elements that are compatible with the historic surroundings of the subject property or surrounding historic district in material and scale. Additionally, the proposed vertical addition will not be clearly visible from the street due to its substantial setback. Overall the integrity of the eligible historic district would not be compromised by the proposed design.

Therefore, the proposed project does not fully comply with Rehabilitation Standard 9.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed façade remodel will permanently alter the materials and proportions of the primary façade of the subject building, and the proposed vertical and horizontal additions will significantly alter the massing and scale of the building. In the unlikely event that the additions were later removed, the materials and openings of the south and east facades would need to be reconstructed in order to revert to its previous character.

Therefore, the proposed project does not comply with Rehabilitation Standard 10.

Summary

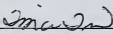
Overall, the Department finds that the project is partially consistent with the *Secretary of the Interior Standards for Rehabilitation*, which emphasizes retention of character-defining features and sensitive change that minimally impacts these features. As proposed, the project at 1660 North Point Street will remove a contributing property from the eligible Historic District; this loss has been found to not pose a significant adverse impact to the eligible district, as defined by CEQA.

The subject block face is composed of eighteen residences constructed between 1931 and 1937, predominantly designed in the Mediterranean Revival style. The proposed alterations will not impact the character of the eligible historic district as the proposed design draws from the queues in the surrounding architecture. The subject property will relate to the surrounding character of the district through its roof form, minimal ornamentation and compatible materials including stucco siding and wood frame

windows. The characteristic elements of the eligible district will be preserved despite the proposed changes to the subject property.

The loss of a single resource within the context of the eligible Historic District would not constitute a significant impact to the district as it is a small percentage of the overall district, which spans roughly bounded by Marina Boulevard, Fillmore Street, Buchanan Street, and Bay Street.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: 

Tina Tam, Senior Preservation Planner

Date: 11/14/2015

cc: Monica Huggins, Environmental Division/ Historic Resource Impact Review File



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date October 8, 2015
Case No.: 2015-003208
Project Address: 1660 North Point Street
Zoning: RH-2 (Residential, House, Two-family)
40-X Height and Bulk District
Block/Lot: 0445A/011
Date of Review: October 8, 2015 (Part I)
Staff Contacts: Alexandra Kirby (Preservation Planner)
(415) 575-9133
alexandra.kirby@sfgov.org
Jeanie Poling (Environmental Planner)
(415) 575-9072
jeanie.poling@sfgov.org

1650 Mission St.
Suite 400
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Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

1660 North Point Street is located between Marina Boulevard and Jefferson Street in the Marina District. The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District. The subject building is a two-story-over-garage wood-frame, single-family residence designed in the Mediterranean Revival Style. The building features a flat roof with a side-gabled parapet clad in Spanish clay tile and dentils below. The façade is clad in stucco with minimal detailing and features three window bays on the second and third stories. The ground floor features two symmetrical arched openings for the garage and the primary entrance. The entryway is gated with a metal railing, and leads through an entry vestibule into a central exposed atrium with a mature magnolia tree. A brick stair leads to the second story entrance, and fenestration opens into the atrium from the above stories.

Pre-Existing Historic Rating / Survey

The subject property at 1660 North Point Street has not been previously identified in any known surveys, nor is it listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1933).

Neighborhood Context and Description

The Marina neighborhood is characterized by multiple-unit apartment buildings intermixed with single-family dwellings and commercial corridors along Lombard Street and Chestnut Street. The neighborhood is bounded by Marina Boulevard to the north, Lombard Street to the south, Van Ness Avenue to the east and the Presidio to the west. The predominant architectural styles are Mediterranean Revival, Spanish Eclectic, and other Period Revival style buildings.

Prior to development, the Marina District was predominantly marshland. The area was known as Harbor View and was the site of roughly 400 scattered commercial and residential buildings with no systematic development. The land is situated between the City's two military facilities, the Presidio and Fort Mason. In 1915, the Panama-Pacific International Exhibition (PPIE) was held on the site, which was filled with dredged materials and debris from the 1906 earthquake, yielding roughly 635 acres of developable land.¹ The international event spurred the extension of rail and streetcar lines to the area to connect it to downtown; this increased accessibility to the area and prompted development before and after the PPIE. The first large-scale residential development occurred in the Marina in the early 1920s when several large land holdings were sold to real estate developers. By 1930, approximately 75% of the Marina's parcels were built out, housing roughly 25,000 people.² The construction of the Golden Gate Bridge in 1937 had a dramatic effect on the Marina District, spurring the widening of Lombard Street to accommodate the increased traffic flow of U.S. Route 101 and attracting motels and auto-related businesses to the area.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☒ Yes ☐ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ca. 1930- 1940 ☒ Contributor ☐ Non-Contributor

Based on the information provided by the applicant and additional research conducted by Planning Department staff, the Department finds that the subject property does not appear to be eligible for inclusion on the California Register as an individual resource under Criterion 3 (Architecture), although it does appear to be a contributor to a potential historic district. No formal survey has taken place to assess potential historic districts within the Marina District.

¹ JRP Historical Consulting Services. *Historic Architectural Survey Report: Doyle Drive Project*. Prepared for Parsons-Brinkerhoff and San Francisco County Transportation Authority on August 29, 2002.

² Ibid.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

There is no information provided by the applicant or located in the San Francisco Planning Department's background files to indicate that the subject building was associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. Although the neighborhood is indirectly related to the 1915 PPIE as an event that sparked development in the area, the subject property does not retain any elements that express this relationship to the historical event. The subject building was constructed in 1929, during the period (1925 – 1940) when the Marina District was largely constructed following the PPIE. This pattern of neighborhood development (and specifically, construction of the subject building) does not appear to be a singular or important event in the history of the City, the State, or the nation.

Therefore, the building does not appear to be eligible for listing under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past;

Research does not indicate that any of the owners or others associated with the subject property were historically significant persons in our local, regional, or national past.

Therefore, the building does not appear to be eligible for listing under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

Architect Paul Anthony Ryan does not appear to have been a prominent figure in the development of the Marina, although his later work in San Francisco and the Bay Area includes significant projects such as the Cathedral of St. Mary of the Assumption (1111 Gough, 1971), the Carmelite Monastery of Cristo Rey (721 Parker Avenue, 1956-58), and Riordan High School (175 Phelan Ave, 1949) within San Francisco, among other large institutional projects throughout the Bay Area. Ryan was a graduate of the *Ecole Nationale des Beaux Arts* in 1933 and anecdotal history provided by the prior owner of 1660 North Point suggests that the subject building was Ryan's thesis design; however, no documentary evidence appears to establish this. Ryan joined architect John M. Lee as a partner in 1946 and their firm, Ryan & Lee, was in operation through 1960. Overall, Ryan was a master architect within the Bay Area, although 1660 North Point is not exemplary of his best-known work and cannot be clearly identified as his design.

The subject building is representative of the Mediterranean Revival style from the early 20th century, and while it does not appear to rise to the level of individual significance for its artistic values under Criterion 3, the building is located among an architecturally significant group of buildings in the eastern portion of the Marina District that was previously identified as an eligible historic district.³

The blocks bounded by Marina Boulevard, Fillmore Street, Buchanan Street, and Bay Street contain buildings constructed almost entirely between 1930 and 1940. As such, these buildings represent the end of the development period for the Marina neighborhood, which was 75% built out by 1930. The buildings within these blocks are generally of high architectural quality and together create a cohesive streetscape

³ San Francisco Planning Department. *Historic Resource Evaluation Report: 1410 Jefferson Street*. May 13, 2013. Case No. 2012.1448E.

of Spanish Eclectic or Mediterranean Revival-style residences. 28 properties were identified in the 1976 Department survey, including a cluster of nine properties on the south side of Beach Street, placing many of the buildings within the identified boundaries in the top ten percent of the city's architectural stock. Overall, these buildings present finer detailing and craftsmanship than some of the earlier sections of the neighborhood. The homes range between 3 and 4 stories, whereas the earlier portions of the Marina neighborhood is predominantly composed of smaller two-story homes. The buildings within these boundaries retain a high level of historical integrity with the exception of some infill buildings and altered buildings along the edges of the eligible district at Marina Boulevard, Bay Street, and Buchanan Street. For these reasons, the Department finds that the described area is eligible for listing on the California Register for embodying the distinctive characteristics of the late development period of the Marina District and for possessing high artistic values. As such, the subject building appears to be eligible for listing under Criteria 3 as a contributor to an eligible historic district.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained integrity from the period of significance noted in Step A (ca. 1930 - 1940):

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☐ Retains	☒ Lacks			

1660 North Point Street retains a moderate degree of its integrity and continues to convey its significance as a district contributor. Notable alterations that have taken place at the primary façade include the removal of a decorative balconette and pediment around the central second story window, and removal of decorative shutters that previously braced the third story windows. Despite these significant alterations, the Department finds that the building retains its integrity of location, association, design, setting, feeling and materials. The subject property does appear to lack integrity of workmanship in the loss of the fine-scaled decorative elements on the primary façade.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential

features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of the identified eligible historic district include:

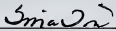
- Two-story-over-garage height;
- Rectilinear massing of the building;
- Truncated hipped roof with red Spanish clay tile;
- Stucco siding;
- Mediterranean ornamentation;
- Recessed garage entrance with original doors;
- Street-facing decorative balconies;
- Wood-framed windows.

CEQA Historic Resource Determination

- ☒ Historical Resource Present
- ☐ Individually-eligible Resource
- ☒ Contributor to an eligible Historic District
- ☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: 

Tina Tam, Senior Preservation Planner

Date: 10-26-15



NOV 18 2015

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SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
550 Valley Street		6611/017	
Case No.	Permit No.	Plans Dated	
2015-006367ENV	201505015170	9/1/2015	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Proposed vertical & horizontal addition to (E) 2-story SFH. Addition of garage and bike parking space. Remodel to interior and façade.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form signed on November 10, 2015.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Stephanie A. Cisneros		Signature: Stephanie Cisneros
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Digitally signed by Stephanie Cisneros DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2015.11.12 10:27:29 -0800
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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415.558.6409

Planning
Information:
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Preservation Team Meeting Date:	Date of Form Completion	10/22/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	550 Valley Street	
Block/Lot:	Cross Streets:	
6611/017	Castro Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2015-006367ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	9/1/2015
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PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Julie Johnson of DNM Architect (dated August 26, 2015).	
Proposed Project: Proposed vertical and horizontal addition to (E) 2-story SFH. Addition of garage and bike parking space. Remodel to interior and facade.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ C/N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

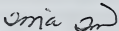
PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Julie Johnson (dated 8/26/2015) and information found in the Planning Department files, the subject property at 550 Valley Street contains a two-story single-family home constructed in 1930 (source: assessor's record) in a vernacular style with minimal decorative features including a projecting cornice and applied floral molding at the top center of each bay. The original builder/architect is unknown however the original owners were Andrew Sheehy, a fireman, and his wife Cornelia. It does not appear that the Sheehy's lived in the home after it was constructed. The first tenant appears in the 1934 City Directory as Frank K. Haines, a carpenter, and his wife Myrah. Known exterior alterations include repairing dry rot and stucco (1992), infilling existing property line windows at the bathroom with one-hour wall (2005), and replacing front windows and veneer (2011). A cottage was constructed at the rear of the property that contains one bedroom and one bathroom. The date of construction for this cottage could not be determined.

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). With minimal architectural detailing, this vernacular building is not of high architectural value nor is it architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Noe Valley neighborhood on a block that was impassable at the turn of the century and to this day dead ends with a stairway connecting to Diamond Street to the west. Although there are some early buildings constructed on the block, altogether it exhibits a variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. Together the block does not comprise a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	11-10-15

FRONT FACADE





NOV 18 2015

SAN FRANCISCO
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PLANNING DEPARTMENT**CEQA Categorical Exemption Determination**

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2941-2943 Broderick Street		0942/002	
Case No.	Permit No.	Plans Dated	
2015-001849ENV	201502279587	8/21/2015	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Proposed renovation to 1st and 2nd floors. Expansion within building envelope at 2nd level and removal of (E) deck. (N) deck at 4th floor. New windows and increased depth and size of (E) windows.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form signed on November 11, 2015.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros Stephanie A. Cisneros, Director of Planning, San Francisco Department of Planning and Economic Development, 2015.11.12 10:11:25 -0800	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Stephanie A. Cisneros		Signature:
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Stephanie Cisneros Digitally signed by Stephanie Cisneros DN: cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2015.11.12 10:11:25 -0800
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date: _____ Date of Form Completion 10/13/2015

PROJECT INFORMATION:

Planner:	Address:	
Stephanie Cisneros	2941-2943 Broderick Street	
Block/Lot:	Cross Streets:	
0942/002	Greenwich Street & Filbert Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2015-001849ENV

PURPOSE OF REVIEW:

☒ CEQA ☐ Article 10/11 ☐ Preliminary/PIC

PROJECT DESCRIPTION:

☒ Alteration ☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW: 8/21/2015

PROJECT ISSUES:

☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Harvey Hacker (dated August 3, 2015).	
Proposed Project: Proposed renovation to 1st and 2nd floors. Expansion within building envelope at 2nd level and removal of (E) deck. (N) deck at 4th floor. New windows and increased depth and size of (E) windows.	

PRESERVATION TEAM REVIEW:

Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual	Historic District/Context			
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

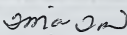
PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Harvey Hacker of Harvey Hacker Architects (dated 8/3/2015) and information found in the Planning Department files, the subject property at 2941-2943 Broderick Street contains a two-story over garage wood-frame multi-family residence constructed in 1902 (source: Spring Valley Water Tap record). 2941 Broderick was developed by original owner Henry B. Pinney, a contractor/builder, in a Colonial Revival architectural style, clad in stucco at the garage level and in shingle on the levels above. Pinney owned the property until 1906, when it was purchased by Robert and Margaret McShane, who also occupied the property upon purchase. Limited building permits found for exterior alterations include: reroofing (1999) and repair of deck (2002). Visual inspection reveals that other alterations include: red clay tile roof on the projecting bay of the front facade and replacement of original windows at the rear with large sliding glass doors.

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Marina/Cow Hollow neighborhood on a block characterized by a mixture of period revival styles, two-family flats, multi-family apartment buildings, and a range of construction dates from 1902 through 1927, leaving the neighborhood surrounding the subject property without a cohesive character of architecturally related buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	11-10-15





SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

NOV 18 2015

SAN FRANCISCO
PUBLIC LIBRARY

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
75 Bronte Street		5689/024	
Case No.	Permit No.	Plans Dated	
2015-012407ENV		9/7/2015	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Proposed changes to windows at front façade. Level (E) parapet at front wall of structure.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an <u>Environmental Planner</u> .	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HREER dated: _____ (attach HREER) b. Other (specify): Per PTR form signed on November 10, 2015.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros Digitally signed by Stephanie Cisneros DN: cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfplanning.org, o=City of San Francisco, ou=City Planning, cn=Stephanie Cisneros	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Stephanie A. Cisneros Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Signature: Stephanie Cisneros Digitally signed by Stephanie Cisneros DN: cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfplanning.org, o=City of San Francisco, ou=City Planning, cn=Stephanie Cisneros Date: 2015.11.12 09:33:44 -0800
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date:	Date of Form Completion: 10/23/2015
---------------------------------	-------------------------------------

PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	75 Bronte Street	
Block/Lot:	Cross Streets:	
5689/024	Mojave Street & Jarboe Avenue	
CEQA Category:	Art. 10/11:	BRP/Case No.:
B	N/A	2015-012407ENV

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration ☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	9/7/2015
------------------------------------	----------

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by V. Labiano Abello, Architects (dated July 31, 2015).	
Proposed Project: Proposed changes to windows at front facade. Level (E) parapet at front wall of structure.	

PRESERVATION TEAM REVIEW				
Historic Resource Present:		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art.10/Art.11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

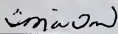
PRESERVATION TEAM COMMENTS

According to the Supplemental Information for Historic Resource Determination prepared by V. Labiano Abello, Architects (dated 7/31/2015) and information found in the Planning Department files, the subject property at 75 Bronte Street contains a one-story over-garage wood-frame single family home constructed on November 30, 1936 (source: original building permit). The home was designed in a vernacular style with a vaguely influenced Mission Revival parapet by architect C. M. Cook, a locally known architect in the Bay Area. The original owner of the property was Hazel Hargett, a housewife, who owned the property until 1939, when she sold it to Hugh Cunningham, a doctor, and his wife Estelle. Known alterations include: installation of an overhead door and vents (1956); and addition at the property line to accommodate a new interior staircase, construction of a new deck and chimney, infilling the lightwell, and adding new aluminum windows at the front facade (2009). Visual inspection reveals that the parapet was removed at an unknown date.

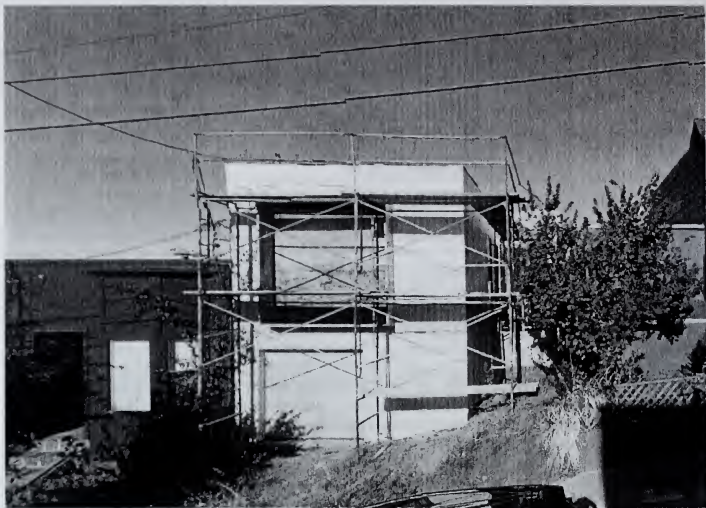
No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). Although C. M. Cook was a locally known architect in the Bay Area, he worked mostly in Oakland and Berkeley, constructing single-family and multi-family residences in a wide array of architectural styles. He is neither considered a master architect nor is the subject property considered an outstanding example of his work. 75 Bronte Street is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Bernal Heights neighborhood on a block that exhibits a range of vernacular single-family residences constructed at various dates ranging from 1900 to 1960. Most of the buildings on this block have undergone significant alterations. Altogether the block is not of a consistent architectural character nor does it represent a significant concentration of buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	11-10-2015

circa
2015



circa
2011





SAN FRANCISCO PLANNING DEPARTMENT

DOCUMENTS DEPT
NOV 18 2015
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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
3636 21st Street.		3605/016	
Case No.	Permit No.	Plans Dated	
2015-001214ENV		2/12/2015	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Renovate & Expand; Horizontal & Vertical Additions; Complete Interior & seismic retrofit; Addition of basement level & roof terrace. Alterations/improvements & restoration to façade. Front & rear landscaping & improvements to street & sidewalk.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☒	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling Archeological review completed.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 11/9/2015 (attached)
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Allison K. Vanderslice Digitally signed by Allison K. Vanderslice DN: cn=Allison K. Vanderslice, o=City of San Francisco, ou=Environmental Planning, email=Allison.K.Vanderslice@sfgov.org, c=US	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Allison Vanderslice Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Allison K. Vanderslice Digitally signed by Allison K. Vanderslice DN: cn=Allison K. Vanderslice, o=City of San Francisco, ou=Environmental Planning, email=Allison.K.Vanderslice@sfgov.org, c=US Date: 2015.11.10 15:39:06 -0800
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	11/9/2015	Date of Form Completion	11/9/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Allison Vanderslice	3636 21st Street	
Block/Lot:	Cross Streets:	
3605/016	Church and Sanchez Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2015-001214ENV

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration
		☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	02/12/2015
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PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
The project proposes a horizontal and vertical addition, facade remodel, addition of a basement level, addition of a roof terrace, complete interior remodel and seismic upgrade, and landscaping. A Supplemental Information for Historic Resource Determination form (Supplemental) was submitted by the project sponsor to aid this review.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
		☐ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:	n/a	Period of Significance:	n/a
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

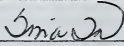
Based on the Supplemental form completed for the subject property and additional research by Department staff, the subject property at 3636 21st Street is not an historical resource under CEQA.

Constructed in 1905, the building was built after the initial development of the Castro/ Upper Market neighborhood and the immediate area in the late nineteenth century. The subject building does not appear to be associated with any significant events or trends in the local area or San Francisco generally. Therefore, the subject property is not significant under Criterion 1. Based on the Supplemental form prepared for the subject property and research by Department staff, no significant persons are associated with the property. Therefore, the subject property is not significant under Criterion 2.

The building is a one-and-a-half-story-over-garage single-family residence with a steeply pitched gable roof and shingle cladding with some Classical Revival detailing including columns flanking the recessed front entry and cornice and brackets. Fenestration consists of the original wood double hung windows and replacement windows, include aluminum sliders. Alterations to the subject building include the replacement and reconfiguring of windows, the addition of a garage and driveway and removal of secondary entrance and windows on the lower level of the primary facade, and replacement of shingle cladding in 1970. Due to these alterations and the lack of architectural detail, the subject building is not a good example of style, type, or period. The original architect or builder was not identified nor is the building likely to be found a significant example of the work of a master architect. Therefore, the subject property is not significant under Criterion 3.

The subject building is not significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type.

The subject property does not appear to be within an identified or eligible historic district. The subject block has seen several waves of development resulting in a disparate collection of residences in a range of styles. As the subject block faces of 21st Street do not appear to contain a cohesive group of residential buildings, and due to the fact that many of the buildings have been altered, this block does not appear to qualify as an historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	11-10-15

Subject Property:
3636 21st Street





NOV 18 2015

SAN FRANCISCO
PLANNING DEPARTMENTSAN FRANCISCO
PUBLIC LIBRARY**CEQA Categorical Exemption Determination****PROPERTY INFORMATION/PROJECT DESCRIPTION**

Project Address		Block/Lot(s)
1116 Balboa Street		1555/023
Case No.	Permit No.	Plans Dated
2015-006919ENV	201509146907	8/31/2015
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction ☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Lift existing house by 5'-3" to add a garage and second dwelling unit at ground level. Horizontal addition and interior renovation of the existing house.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 11/10/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greiving	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.
☒	No further environmental review is required. The project is categorically exempt under CEQA.
Planner Name: Justin A Greiving	Signature: Justin Greiving
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Digitally signed by Justin Greiving DN: cn=Justin Greiving, o=City of San Francisco, ou=City Planning, email=Justin.Greiving@sfgov.org Date: 2015.11.12 13:58:55 -0800
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	10/28/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	1116 Balboa Street	
Block/Lot:	Cross Streets:	
1555/023	12th and Funston avenues	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-006919ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	5/5/5015
-----------------------------	----------

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Kay Bancroft Harris (dated April 20, 2015)	
Proposed Project: Lift existing house by 5'-3" to add a garage and second dwelling unit at ground level. Horizontal addition and interior renovation of the existing house.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:	n/a	Period of Significance:	n/a	
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

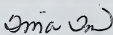
PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Kay Bancroft Harris (dated April 20, 2015) and information found in the Planning Department files, the subject property at 1116 Balboa Street contains a two-and-a-half story wood-frame single-family residence constructed in 1908 (source: building permit). The original developer, William Larson, owned and appears to have developed a few of the neighboring parcels. The subject property is a simple shingle-clad craftsman building with some Colonial Revival details and contains an off-center bay and recessed porch entrance. The earliest occupant was Annie Fitzgerald, a widow and mother of eight children. The property stayed in the Fitzgerald family into the 1960s. Known exterior alterations include repairs to correct dry-rot at an unknown location (2010), and reroofing (2011). It appears that windows on the primary façade along with some small architectural detailing have been replaced or altered at an unknown date.

No known historic events occurred at the subject property (Criterion 1). William Larsen has not been identified as an important Richmond district developer. None of the owners or occupants have been identified as important to history (Criterion 2). The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. In comparison with some of the other more architecturally distinct tract houses in the Richmond district constructed by Fernando Nelson and Sons and other builders, the subject property does not rise to the level of individual significance for its architecture.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Inner Richmond neighborhood on a short block that contains mostly three story single and multi family residences. While there are some blocks within this neighborhood that would be worthy of significance for their architecture as examples of highly ornate early tract developments constructed by some well-known developers, this individual block is not one of those developments.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	11-10-15



1116 Balboa Street



SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

DEC 11 2015

CEQA Categorical Exemption Determination

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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
RPD Golden Gate Park - 45th Ave. Boat Playground		1700/001
Case No.	Permit No.	Plans Dated
2015-007421ENV		Received 6/8/15
☐ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☒ New Construction
		☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Add 465 sq. ft. restroom building to existing playground at 45th Ave and Lincoln Way.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

☐	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☒	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☒	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☒	9. Other work that would not materially impair a historic district (specify or add comments): Addition of new restroom in a non-contributing playground area. Building sited to minimize visibility and designed to be compatible with contributing buildings in park. (Requires approval by Senior Preservation Planner/Preservation Coordinator) <i>sin and</i>
☐	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Gretchen Hilyard	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Gretchen A. Hilyard		Signature:
Project Approval Action: Other (RPD hearing) If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: dc-org, dc-sfgov, dc-cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date: 2015.11.12 17:51:22 -08'00'
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: November, 17, 2015

TO: Interested Parties – Historical List

FROM: Jeanie Poling, Environmental Planning

RE: RPD Balboa Pool Renovation (2014.1512E)

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

The categorical exemption issued on 6/8/15 has been rescinded and replaced by the attached document dated today. The reissued document reflects the modified project, which includes a new mechanical enclosure at the rear.

41
1
11/17/15

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DEC 11 2015

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PUBLIC LIBRARY

Memo



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
RPD Balboa Pool Renovation		3179/11	
Case No.	Permit No.	Plans Dated	
2014.1512E		11/6/2015	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Seismic upgrade and renovation of existing pool and natatorium; minor exterior site improvements; accessibility improvements; new mechanical enclosure at rear; and associated improvements to building systems.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☒	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☒	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☒	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☒	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☒	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments): New entry ramp and planters at north facade, reconfiguration of entry and interior floor plan, installation of brise soleil along east facade, and new mechanical equipment enclosure at rear.
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☐	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): _____
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): 	
Preservation Planner Signature: Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: cn=Gretchen Hilyard, o=San Francisco Planning Department, ou=San Francisco Planning Department, email=gretchen.hilyard@sfgov.org	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name:		Signature:
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Jean Poling Digitally signed by Jean Poling DN: cn=Jean Poling, o=San Francisco Planning Department, ou=San Francisco Planning Department, email=jean.poling@sfgov.org Date: 2015.11.17 17:06:18 -0800
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date:	Date of Form Completion
	6/4/2015

PROJECT INFORMATION:

Planner:	Address:	
Gretchen Hilyard	Balboa Park Poolhouse (1 Sergeant John V. Young Street)	
Block/Lot:	Cross Streets:	
3179/011	Havelock Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.1512E

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration
		☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	4/27/2015
-----------------------------	-----------

PROJECT ISSUES:

☒	Is the subject Property an eligible historic resource?
☒	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by ARG (dated May 2015).	
Proposed project: Seismic upgrade and renovation of existing pool and natatorium; minor exterior site improvements; accessibility improvements; and associated improvements to building systems.	

PRESERVATION TEAM REVIEW:

Historic Resource Present		☒ Yes	☐ No *	☐ N/A
Individual	Historic District/Context			
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:			
Criterion 1 - Event:	☒ Yes	☐ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 - Persons:	☐ Yes	☒ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☒ Yes	☐ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes	☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:	1958	Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☒ Yes	☐ No	☐ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

See attached evaluation and project analysis summary.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	6-8-2015

Evaluation:

According to the Historic Resource Evaluation prepared by Architectural Resources Group (dated May 2015) and information found in the Planning Department files, the subject property at 1 Sergeant John V. Young Street contains a public park, soccer stadium and field, tennis courts, children's playground, restrooms, parking area, police station, baseball diamonds, modern skateboard park, and the Balboa Park Pool House. The subject property is located within the Outer Mission neighborhood of San Francisco. The property was first established as a public park in 1908 and the extant buildings, structures and site features date from 1910 to the late-1950s.

The focus of this evaluation is on the Balboa Park Pool House building, which was dedicated in 1956 and designed by master architect Frederick H. Reimers. The building has undergone a few alterations over time including: replacement of original plastic glazing with fiberglass in existing window frames; replacement of select exterior doors; covering the north windows of the natatorium with sheet metal; installation of acoustical blocks to the interior walls of the natatorium; and replacement of the concrete columns supporting the exterior ramp. All other building features appear to be original.

Staff concurs with ARG's findings that the Balboa Park Pool House is significant under California Register Criterion 1 as one of four indoor public pool houses associated with the San Francisco Recreation & Parks Department's efforts to expand and improve recreational facilities in the years following World War II; and under California Register Criterion 3 as a fully expressed example of the International Style, and as a late and rare example of master architect Frederick H. Reimers' work. Therefore, the subject property is eligible for individual listing in the California Register under Criterion 1 and 3. The period of significance for the property is 1958, the date of construction of the pool house. The building retains sufficient historic integrity to convey its significance under the applicable criteria.

The subject property is not located within the boundaries of an eligible historic district. Although Balboa Park was identified as a potential historic district in the "Potential Historic Resources Report, Balboa Park, San Francisco" prepared by Carey & Company in 2005, this recommendation was preliminary and not based on historical evidence. Based upon further research conducted by ARG, staff has determined that the area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings and features and is not eligible as a historic district under any criteria.

Project Analysis:

The Balboa Park Pool House renovation project was previously found to be exempt from environmental review through a programmatic Class 1 Categorical Exemption associated with the Recreation & Park Department 2012 General Obligation Bond for park improvements at 17 facilities located city-wide. The prior Categorical Exemption indicated that the Recreation & Park Department would consult with Environmental Planning and Preservation staff of the Planning Department during the design stage of

June 4, 2015

each park project to verify the consistency of the project proposals with the applicable project descriptions and assumptions. The current proposed project is consistent with the project proposal and assumptions outlined in the Categorical Exemption issued for the Recreation & Parks Department 2012 General Obligation Bond under case number 2011.1359E issued on April 30, 2012.

Staff concurs with ARG' finding that the proposed project meets the Secretary of the Interior's Standards for Rehabilitation. Staff finds that the proposed project does not cause a significant adverse impact to the historic resource and qualifies from a Categorical Exemption from the California Environmental Quality Act.

Balboa Park Pool Building - Exterior



Balboa Park Pool Building, Exterior, main entrance at north elevation, view looking west
(Architectural Resources Group, July 2014)



Balboa Park Pool Building, Exterior, north elevation
(Architectural Resources Group, July 2014)



SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

DEC 11 2015

CEQA Categorical Exemption Determination

SAN FRANCISCO
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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
3431 Taraval Street		2381/045A	
Case No.	Permit No.	Plans Dated	
2015-007338ENV		08/28/2015	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☒ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Proposed change of use from (E) Laundromat to (N) medical clinic. (E) 1-story building to be upgraded & renovated. Addition of (N) second story.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

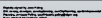
☒	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☒	Class 3 - New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archaeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archaeological sensitive area or eight (8) feet in a non-archaeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archaeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling 	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.

- | | |
|--------------------------|---|
| ☐ | 1. Change of use and new construction. Tenant improvements not included. |
| ☐ | 2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building. |
| ☐ | 3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations. |
| ☐ | 4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines. |
| ☐ | 5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way. |
| ☐ | 6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way. |
| ☐ | 7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> . |
| ☐ | 8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |

Note: Project Planner must check box below before proceeding.

- | | |
|-------------------------------------|---|
| ☒ | Project is not listed. GO TO STEP 5. |
| ☐ | Project does not conform to the scopes of work. GO TO STEP 5. |
| ☐ | Project involves four or more work descriptions. GO TO STEP 5. |
| ☐ | Project involves less than four work descriptions. GO TO STEP 6. |

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.

- | | |
|--------------------------|---|
| ☐ | 1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4. |
| ☐ | 2. Interior alterations to publicly accessible spaces. |
| ☐ | 3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character. |
| ☐ | 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features. |
| ☐ | 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features. |
| ☐ | 6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings. |
| ☐ | 7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form signed on November 19, 2015.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Stephanie A. Cisneros		Signature: Stephanie Cisneros
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Digitally signed by Stephanie Cisneros DN: cn=org, c=us, email=Stephanie.Cisneros@sfgov.org, o=City of San Francisco, ou=Department of Planning, ou=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2015.11.20 14:11:30 -0800
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	11/5/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	3431 Taraval Street	
Block/Lot:	Cross Streets:	
2381/045A	44th Avenue & 45th Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2015-007338ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	8/28/2015
------------------------------------	-----------

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Frank Fung (dated 8/31/2015).	
Proposed Project: Proposed change of use from (E) Laundromat to (N) medical clinic. (E) 1-story building to be upgraded & renovated. Addition of (N) second story.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Frank Fung (dated 8/31/15) and information found in the Planning Department files, the subject property at 3431 Taraval Street contains a one-story wood-frame commercial building constructed in 1959 by general contractor N. O'Reilly for original owner Orin Bender and his wife Virginia (source: original building permit). Although the building was constructed in a vernacular architectural style, the front facade extends vertically to provide the appearance of a two-story building and the street-level storefront system is recessed and uniquely angled and arranged to bring an distinctly asymmetrical element to the otherwise symmetrically uniformed front facade. The Benders opened the commercial building as the Town & Beach Tog Shoppe, which stayed open for nine years until 1968. The building's occupants have varied since its construction and include a clothing shop, dance studio, and various laundromats. Known alterations to the property include: erecting a new sign for the Town & Beach Tog Shoppe (1962); installing a laundromat at the street level (1975); installing a new sign for Coin Laundry (1975); and reroofing (1989).

No known historic events occurred at the subject property (Criterion 1). N. O'Reilly was a general contractor who operated out of Colma, California and was not determined to have had a significant impact on the development of the Parkside neighborhood in San Francisco. None of the owners or occupants have been identified as important to history (Criterion 2). The building is minimally detailed and is of no discernible architectural style. As such, 3431 Taraval is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Parkside neighborhood on a block that exhibits an array of two- to three-story structures designed in a variety of vernacular architectural styles with minimal ornamentation. These buildings range in construction date from 1941 to 1959, with the building at the southwest corner of Taraval Street and 44th Street constructed in 2008. The area surrounding the subject property does not have a cohesive character of architecturally related structures.

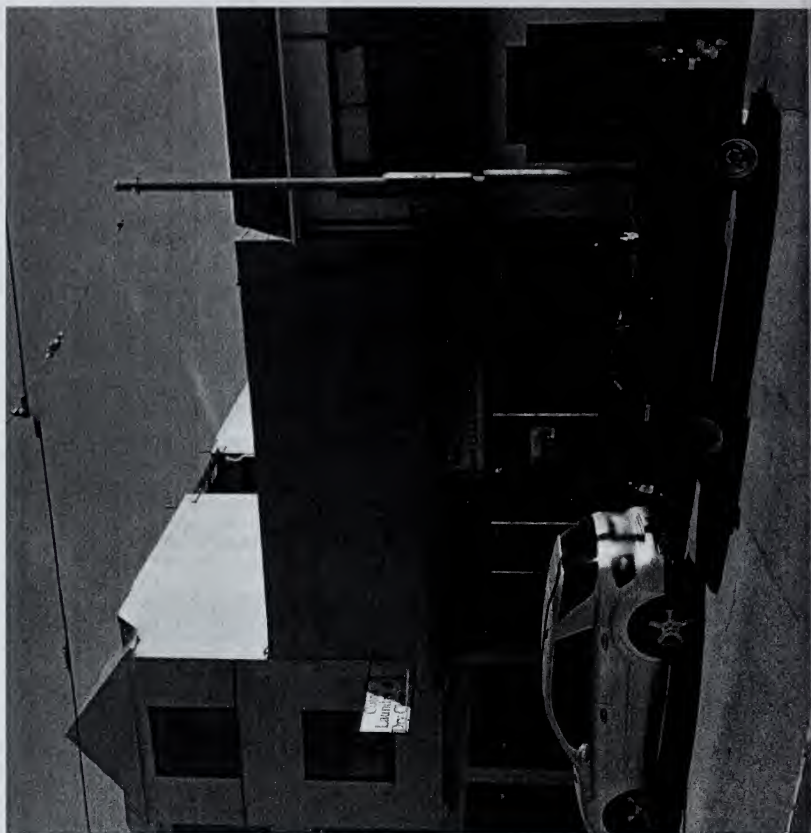
Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:

Date:

Ma On

11-19-2015





SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

DEC 11 2015

CEQA Categorical Exemption Determination

SAN FRANCISCO
PUBLIC LIBRARY

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
851 46th Avenue		1689/013
Case No.	Permit No.	Plans Dated
2015-007286ENV	201505227052	5/20/2015
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction
		☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval.		
Proposed interior remodel & vertical addition to 1-unit, 2-story SFH. Addition at 3rd floor to create second dwelling unit including 3 bedrooms & 2 bathrooms.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

☒	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 - New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form signed on November 19, 2015.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros Digitally signed by Stephanie Cisneros DN: cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org, ou=City/Planning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2015.11.20 13:26:14 -0800	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Stephanie A. Cisneros		Signature: Stephanie Cisneros Digitally signed by Stephanie Cisneros DN: cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org, ou=City/Planning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2015.11.20 13:26:14 -0800
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date: _____ Date of Form Completion 11/10/2015

PROJECT INFORMATION:

Planner:	Address:	
Stephanie Cisneros	851 46th Avenue	
Block/Lot:	Cross Streets:	
1689/013	Fulton Street and Cabrillo Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2015-007286ENV

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:

PROJECT DESCRIPTION:

☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction
---------------------------------------	-------------------------------------	---------------------------------------	---	---

DATE OF PLANS UNDER REVIEW: 5/20/15

PROJECT ISSUES:

☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Melissa & Ignazio Lacitignola (dated May 22, 2015).	
Proposed Project: Proposed interior remodel & vertical addition to 1-unit, 2-story SFH. Addition at 3rd floor to create second dwelling unit including 3 bedrooms & 2 bathrooms.	

PRESERVATION TEAM REVIEW:

Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

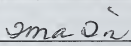
PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Melissa & Ignazio Lacitignola (dated 5/22/2015) and information found in the Planning Department files, the subject property at 851 46th Avenue contains a one-story over-garage wood-frame single family residence constructed in the vernacular architectural style in 1919 (source: original building permit). The subject property was developed by original owner A. R. Larsan. The first occupant(s) were recorded in 1923 as Hantz Albert, a real estate agent, and Susan Hanson. Known exterior alterations to the property include demolition and reconstruction of two rooms at the rear of the building and repair of fire damage (1961). Upon visual inspection it appears that the windows at the front facade were replaced at some point after construction.

No known historic events occurred at the subject property (Criterion 1). Although construction of 851 46th Avenue was part of the primary pattern of residential development that occurred in the area during the early part of the 20th Century, this pattern is not documented as significant within the context of the history of the neighborhood, City, State, or nation. None of the owners or occupants have been identified as important to history (Criterion 2). The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Outer Richmond neighborhood on a block that exhibits one- and two-story-over-garage residences designed in a variety of architectural styles. Construction dates of the block range from 1900 to 1947 and include one building constructed in 1980 and once building constructed in 2007. The area surrounding the subject property does not have a cohesive character of architecturally related residences.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	11-19-2015

Subject
Building



Front facade of subject building





SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

DEC 11 2015

SAN FRANCISCO
PUBLIC LIBRARY

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1915-1917 Stockton Street		0063/007
Case No.	Permit No.	Plans Dated
2015-012492ENV		9/10/2015
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction
		☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Proposed alteration of (E) 2-unit, 3-story building. Interior and front façade alterations. (N) balcony at 1st and 2nd floors.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an <i>Environmental Planner</i> .	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form signed on November 19, 2015.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros Digitally signed by Stephanie Cisneros DN: cn=Stephanie Cisneros, o=City of San Francisco, ou=City Planning, email=Stephanie.Cisneros@sfgov.org	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.
☒	No further environmental review is required. The project is categorically exempt under CEQA.
Planner Name: Stephanie A. Cisneros Project Approval Action: Building Permit It Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Stephanie Cisneros Digitally signed by Stephanie Cisneros DN: cn=Stephanie Cisneros, o=City of San Francisco, ou=City Planning, email=Stephanie.Cisneros@sfgov.org Date: 2015.11.20 15:38:17 -0800
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date: Date of Form Completion 11/3/2015

PROJECT INFORMATION:

Planner:	Address:	
Stephanie Cisneros	1915-1917 Stockton Street	
Block/Lot:	Cross Streets:	
0063/007	Lombard Street & Chestnut Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2015-012492ENV

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW: 9/10/2015

PROJECT ISSUES:

☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Erickson Zebroski Design Group, Inc. (dated September 10, 2015).	
Proposed Project: Proposed alteration of (E) 2-unit, 3-story building. Interior and front facade alterations. (N) balcony at 1st and 2nd floors.	

PRESERVATION TEAM REVIEW:

Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

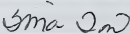
PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Erickson Zebroski Design Group, Inc. (dated 9/10/2015) and information found in the Planning Department files, the subject property at 1915-1917 Stockton Street contains a vernacular styled two-story-over-garage wood-frame two-unit flat that is capped with a detailed cornice. The building was constructed in 1906 (source: building permit) after the 1906 Earthquake and Fire destroyed the original structure on the property that was constructed in 1840 (sources: historic photo and Spring Valley Water Tap Record). 1915-1917 Stockton Street was designed by architect Ferdinand G. Weiler and constructed by building company Sellenscheidt & McEwen for owner Albert Albrecht, a porter. Known alterations to the building include: raising the building seven feet to insert a garage and storage space (1918); refinish front facade rustic siding with stucco (1933); addition of a new girder to the first floor from the garage level (1940); install seven aluminum windows at the front of the building (1972); repair rear stairs, repair porch, and install new skylight (1991); repair back stairs/landing, repair back wall siding (2011); replacing of foundation (2015); and replacing windows at the rear and side (2015).

No known historic events occurred at the subject property (Criterion 1). Ferdinand Weiler or Sellenscheidt & McEwen were not identified as significant contributors to the design and development of neither North Beach nor greater San Francisco. None of the owners or occupants have been identified as important to history (Criterion 2). The building has undergone many alterations, is minimally detailed and is no longer of any discernible architectural style. As such, 1915-1917 Stockton Street is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the North Beach neighborhood on a block that was destroyed in the 1906 Earthquake and Fire. As such, the block now exhibits a mix of single-family, multi-family and commercial structures designed in a variety of architectural styles and with construction dates ranging from 1906 to 1981, many of which have undergone significant alterations. Thus, the neighborhood does not have a cohesive character of architecturally related structures.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	11-19-2015

Front Photo 1915 - 1917 Stockton Street (center)

1915 - 1917 Stockton Street





SAN FRANCISCO
PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

DEC 11 2015

CEQA Categorical Exemption Determination

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PUBLIC LIBRARY

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2755 McAllister Street		1168/040	
Case No.	Permit No.	Plans Dated	
2015-006143ENV		4/21/2015	
☐ Addition/ Alteration	☒ Demolition (requires HRER if over 45 years old)	☒ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Demolish single-family home and construct three-residential-unit, four-story building with parking for three vehicles.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☒	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an <i>Environmental Application</i> with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR dated 11/18/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☐	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Alexandra Kirby	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.				
☐	No further environmental review is required. The project is categorically exempt under CEQA.				
<table border="1"> <tr> <td>Planner Name: A. Kirby</td> <td>Signature: Alexandra Kirby</td> </tr> <tr> <td colspan="2">Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</td> </tr> </table>		Planner Name: A. Kirby	Signature: Alexandra Kirby	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Planner Name: A. Kirby	Signature: Alexandra Kirby				
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.					
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.					

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces .
☐	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR dated 11/18/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Alexandra Kirby	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.				
☒	No further environmental review is required. The project is categorically exempt under CEQA.				
<table border="1"> <tr> <td>Planner Name: A. Kirby</td> <td>Signature: Alexandra Kirby</td> </tr> <tr> <td colspan="2"> Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. </td> </tr> </table>		Planner Name: A. Kirby	Signature: Alexandra Kirby	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Planner Name: A. Kirby	Signature: Alexandra Kirby				
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.					
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.					



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date:	11/18/2015	Date of Form Completion	11/18/2015
---------------------------------	------------	-------------------------	------------

PROJECT INFORMATION:		
Planner:	Address:	
Alexandra Kirby	2755 McAllister Street	
Block/Lot:	Cross Streets:	
1168/040	Arguello Boulevard and Willard Street North	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2015-006143ENV

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration
		☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	4/21/2015
------------------------------------	-----------

PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation submitted by Tim Kelley, March 2015.	
The proposal is to demolish the existing one-story over garage residence and construct a new four-story, three-unit building.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
		☐ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:		Period of Significance:	
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

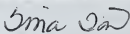
PRESERVATION TEAM COMMENTS:

22755 McAllister is a one-story-over-garage, wood frame, vernacular single-family residence located on the south side of McAllister Street in the Inner Richmond neighborhood. The building features a hipped roof, horizontal wood siding, and double-hung wood sash windows with ogee lugs at all three sides of the two angled bay windows. The main entrance is recessed at the ground floor with access via a security gate. No historic photos of the property were found; overall the property appears to have a moderate degree of integrity.

22755 McAllister Street was constructed in 1910 by the Segurson Brothers contracting company for owner Henry Schuster, a local baker of German origins. The property was transferred to Martin and Augusta Berkovatz, a brewer and his wife, in 1932, and the property remained in the family until 1968. The known owners and occupants of the property do not appear to be of regional or local historic significance.

Based on historic research conducted by Tim Kelley consulting and preservation planning staff, 22755 McAllister Street does not appear to be individually eligible for the California Register under Criteria 1 (Events), 2 (Persons), or 3 (Architecture). 22755 McAllister Street is not associated with any historic trends or events in the area or at the subject property; the owners and occupants do not appear to have been significant to our local, regional or national past; and the subject property is not the work of a master architect or builder, nor does its architecture possess high artistic value or integrity.

The immediate context is a mixture of single-family homes and multi-family flats, constructed between 1900 and 1988, with a concentration of building constructed between 1900 and 1910. Many buildings have undergone alterations that impact the architectural integrity of the immediate vicinity, and the visual continuity is mixed in terms of style, massing, and materials along the immediate block. The neighborhood is not a designated historic district, nor does it appear to qualify as a potential district based on preliminary research.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	11-19-2015





THE
HOTEL
MONTANA
BUTTE
MONTANA
1900



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: November 23, 2015

TO: Distribution List - Historical List

FROM: Jeanie Poling, Environmental Planning

RE: 2545 Greenwich St - 2014.1017E

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

The attached categorical exemption was distributed on 9/17/14 inadvertently without a final signature. It is being distributed again with a signature and today's date.

F
41
#1
11/23/15

GOVERNMENT
DOCUMENTS DEPT

DEC 11 2015

SAN FRANCISCO
PUBLIC LIBRARY





SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2545 Greenwich St.		0944/021A
Case No.	Permit No.	Plans Dated
2014.1017E	201309177050	4/1/2014
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction
		☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval.		
HORIZONTAL & VERTICAL ADDITION. NEW DECK.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	
No foundation work.	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☒	9. Reclassification of property status to Category (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR dated 8/12/2014. See attached.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☐	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Alexandra Kirby	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.
☒	No further environmental review is required. The project is categorically exempt under CEQA.
Planner Name: <u>Jeanie Poling</u> Project Approval Action: <u>Select One Building Permit</u> *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature or Stamp: <u>Jeanie Poling</u> <u>11/23/15</u>
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:





SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date: _____ Date of Form Completion 8/12/2014

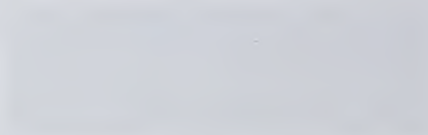
PROJECT INFORMATION:		
Planner:	Address:	
Alexandra Kirby	2545 Greenwich Street	
Block/Lot:	Cross Streets:	
0944/021A	Divasadero and Scott Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2014.1017E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW: 06/02/2014

PROJECT ISSUES:
☐ Is the subject Property an eligible historic resource?
☐ If so, are the proposed changes a significant impact?
Additional Notes:
Submitted: Environmental Evaluation Application (10/25 /2013) prepared by applicant.
Proposal is to construct third and fourth floor additions, and a redesign of the primary facade.

PRESERVATION TEAM REVIEW:		
Historic Resource Present		☐ Yes ☒ No * ☐ N/A
Individual	Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No	
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No	
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No	
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No	
Period of Significance: _____	Period of Significance: _____	
	☐ Contributor ☐ Non-Contributor	





SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

DEC 11 2015

CEQA Categorical Exemption Determination

SAN FRANCISCO
PUBLIC LIBRARY

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2178 Pine St.		0652/016
Case No.	Permit No.	Plans Dated
2014.1007E		11/19/2015
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☒ New Construction
		☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Construct a new four-story single-family residence that retains and reconfigures the facade of the demolished building that was previously on site. Add a garage.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☒	Class 3 - New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archaeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☒	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	
Project will follow recommendations of 11/13/15 Papadimos Group acoustical study.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☒	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☒	9. Other work that would not materially impair a historic district (specify or add comments): Per PTR form signed by Senior Preservation Planner Tina Tam dated 10/19/2015 (see attached). (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☐	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): Property determined to be a non-contributor to an eligible historic district per HRER Part I dated 02/20/2015 (see attached).	
Preservation Planner Signature: Allison K. Vanderslice Digitally signed by Allison K. Vanderslice DN: cn=Allison K. Vanderslice, o=City of San Francisco, ou=City Planning, email=avanderslice@sf.gov	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.
☒	No further environmental review is required. The project is categorically exempt under CEQA.
Planner Name: Project Approval Action: Mandatory Discr. Review If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Jean Poling Digitally signed by Jean Poling DN: cn=Jean Poling, o=City of San Francisco, ou=City Planning, email=jean.poling@sfgov.org Date: 2015.11.23 14:03:54 -0800
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:





SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date February 20, 2015
Case No.: 2014.1007E
Project Address: 2178 Pine Street
Zoning: RH-2 (Residential, House, Two-Family)
40-X Height and Bulk District
Block/Lot: 0652/016
Staff Contact: Allison Vanderslice, Preservation Planner
(415) 575 - 9075
allison.vanderslice@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject property stands on the north side of Pine Street near the intersection of Webster Street. Properties on the north side of Pine Street slope fairly steeply northwards, resulting in buildings that are setback from and elevated above the street and accessed by prominent stairs. The subject property was a two-story, gable roof with false-front parapet, residential building constructed in the Italianate style by local builder Henry Hinkel in 1882. The subject building is setback from and above Pine Street. Based on the Historic Resource Evaluation (HRE) report for the subject property prepared by Left Coast History (September 5, 2014), Hinkel built the property for Walter G. Landers, a mine assayer. The property had multiple owners during the late 19th and into the mid-20th century, who either rented out the property or who resided at the property and also took lodgers. One of the longest owners during this period was the O'Leary family, who operated a livery stable. In 1945, the house was purchased by an African-American family, Reverend Clem and Willie King, who clad the front with stucco in 1945, but did not live there. In 1947, the Kings sold the house to Masao and Toshiko Iwawaki, who continued to live there until they sold the home in 1965.

In 2013, the majority of the building was illegally demolished and the sloped front yard and retaining wall were removed to add a garage and additional level. The primary façade and a portion of the front of the building are still extant.

Pre-Existing Historic Rating / Survey

The subject property is not listed on any local, state, or national registries. The subject building is within the Japantown Cultural Heritage boundary (JCHES Figure 1.1) and was included in the 2009 Japantown Historic Resources Survey but the subject property was not evaluated. Therefore, the building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1882).

Neighborhood Context and Description

The subject property is located in the Western Addition neighborhood and the surrounding area was primarily developed with Victorian-style, single-family homes during the late 19th century. In response to the 1906 Earthquake and Fire, many homes were subdivided and new multi-unit buildings were constructed in the area to create much needed housing. The area was always ethnically diverse, however, after 1906 Japanese-Americans became prominent in the area and portions of the neighborhood became known as Japantown. During World War II, when Japanese-American residents were forcibly removed to internment camps, African-Americans moved into the neighborhood. After World War II some Japanese-Americans returned to the neighborhood, resulting in reestablishing the Western Addition Japantown. However, mid-century urban renewal programs targeted the Western Addition, which displaced residents and businesses during the 1950s and 1960s, altering the location and character of Japantown.

The subject block of Pine Street between Buchanan and Webster streets is comprised primarily of single-family homes, flats, and multi-unit residential buildings constructed between the 1870 and 1920s, with the majority constructed in the 1890s. While a number are in the Italianate style, some have undergone alterations, including recladding and insertion of garages. A nursing home constructed in 1968 stands midblock on the south side of Pine Street.

The Japantown Community & Cultural Historic District was identified in 2009 during the Japantown Historic Resources Survey.¹ The historic district is a physical record of Japantown's social and cultural development in San Francisco and is significant under Criterion 1. The period of significance for the Historic District is approximately 1906, when Japanese-American residents first began to settle in the Japantown neighborhood, to 1960, which includes the post-World War II resettlement and the beginning of the period of federally funded urban renewal projects in the neighborhood. As currently identified, the generally boundary of the Historic District is a three block area bounded by Pine Street to the north, Bush and Austin Streets to the south, Gough Street to the east, and Buchanan Street to the west. However, the nomination clearly states that these boundaries are tentative and that the extent of the district may be expanded as warranted by further research. As argued below, additional research by Department staff indicates that the Historic District should be extended one block to the west to include both side of Pine Street between Buchanan and Webster streets.

¹ Caitlin Harvey and Matt Weintraub. *Japantown Community & Cultural Historic District* DPR 523D, May 2009. On file at the San Francisco Planning Department.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☒ Yes ☐ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: n/a	Period of Significance: 1906-1960 ☐ Contributor ☒ Non-Contributor

Based on the information provided in the HRE report prepared for the subject property, information found in Planning Department records including the previously identified Japantown Community & Cultural Historic District, and additional research by Planning staff, the Department finds that the subject building is not individually eligible for inclusion on the California Register and is within but does not contribute to the proposed extension of an identified historic district, the Japantown Community & Cultural Historic District, due to lack of integrity.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Constructed in 1882, the subject property is generally associated with the late 19th century development of the neighborhood but it did not make a significant contribution to the founding or the development pattern of the neighborhood or to late 19th century local history generally. As discussed above, Masao and Toshiko Iwawaki purchased the subject property from Reverend Clem and Willie King in 1947 and continued to live there until they sold the home in 1965. The purchase of the property by a Japanese-American couple from an African-American couple during the post-internment period is generally associated with reestablishment of Japantown in the Western Addition neighborhood. As discussed below the subject property is within a proposed expansion of an identified Historic District, which is significant for its association with the cultural heritage of California. However, the role of the subject property as a single-family home in the development of Japantown does not appear to make it individually significant under this criterion. Therefore, Staff finds that the subject property is not individually eligible for inclusion on the California Register under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Based on the information provided in the HRE report of the subject property, the original property owner was Walter G. Landers, a mine assayer. The property then had multiple owners during the late 19th and

into the mid-20th century, one of the longest owners during this period was the O'Leary family, who operated a livery stable. As mentioned above, the Iwawaki family owned and resided at the property from 1947 to 1965. None of these owners or any of the residents appears to be important to our local, regional or national past. Therefore, the subject property is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Constructed in 1882, the subject property was originally a two-story, gable roof with false-front parapet, residential building constructed in the Italianate style by local builder Henry Hinkel. The building's façade was stripped and stuccoed in 1945. In 2013, the majority of the building was illegally demolished and the sloped front yard and retaining wall were removed. The primary façade and a portion of the front of the building are still extant. Due to this drastic alteration and the previous alteration to the primary façade, the subject building is not a distinctive example of a type, period, region, method of construction, or style. Similarly, the building is not a significant example of the work of prolific local builder Henry Hinkel.

The buildings on this block are primarily residential and were constructed between 1870 and the 1920s, with the majority built during the 1890s. While there are several notable examples of late 19th century Italianate-style architect on this block, several buildings have undergone drastic alterations. Generally, the subject block lacks cohesion, due to the variety of styles, massing, residential building types and landscape setbacks noted, and does not appear to be an eligible historic district for late 19th century residential architecture. Therefore, the subject building is not eligible under Criterion 3 (Architecture).

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

The subject building is not significant under Criterion 4, since this significance criterion typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type.

Japantown Community & Cultural Historic District Expansion

As mentioned above, the Japantown Community & Cultural Historic District was identified in 2009 with a period of significance of c. 1906-1960. The historic district is a physical record of Japantown's social and cultural development in San Francisco and is significant under Criterion 1. The significance of the Historic District is summarized as follows:

The historic presence of the Japanese ethnic community in the Japantown neighborhood provides the basis for determining the significance of the Historic District. Evaluative criteria adopted at local, state, and national levels establish the importance of physical properties that are associated with notable historic events, including events related to the development of historic and influential ethnic communities such as exists in Japantown. The Japantown neighborhood of San Francisco has been home to the city's historic Japanese ethnic community for over a century, and is one of only three remaining historic "Japantown" communities in California – the others are located in San Jose and Los Angeles. As such, San Francisco's Japantown is a historic homeland for *Nikkei*, people of Japanese ancestry, located in the region, throughout California, and nationwide.

As identified in 2009, the Historic District boundaries contain a concentration of properties associated with the historical development of the Japanese culture and community in the Japantown neighborhood. The Historic District is comprised of 87 contributing properties consisting of five civic and community

properties, two mixed-use residential and commercial properties, and the remaining are residential properties. However, it was understood and recommended by the district authors that additional research and analysis that succeeded in documenting Japanese occupancy and ownership of properties within Japantown would expand the Historic District boundaries.

Additional cursory census and city directory research by Department staff indicates that over half of the 22 buildings along Pine Street between Buchanan and Webster Streets had Japanese-American occupants during the Historic District's period of significance, primarily in the 1930s and 1950s. As with the previously identified Historic District, most of these properties are individual or multi-unit residential properties. Of note is the Catholic Japanese Home, dating to the 1910s, located at 2158 Pine Street; 2132 Pine Street was the residence of the Abiko family, who operated the Japanese American News, during the early 1940s; 2191 Pine Street was the location of Dr. Rober Kiyasu and Dr. K. Kiyasu, Ishizawa Yokyoku Instructor, both before and after WWII; and the apartment buildings at 2189 and 2191 Pine Street that housed multiple Japanese-American residents. Based upon this research, it appears appropriate to expand the identified historic district one block to the west to include the subject block. However, as discussed below, the subject building would not contribute to this expanded Historic District due to lack of integrity.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long as the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☒ Retains	☐ Lacks	Setting:	☐ Retains	☒ Lacks
Association:	☐ Retains	☒ Lacks	Feeling:	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	Materials:	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

2178 Pine Street does not retain its historic integrity. In 2013, the majority of the building was demolished leaving just the façade and a small portion of the front of the building intact. Additionally, the sloped incline was excavated for a garage, which results in adding two stories to the height of the building and drastically altering the general massing and scale of the building. This work has impacted the association, design, workmanship, feeling, and materials, and has partially altered the setting of the building. Due to these changes, the building only retains integrity of location. Therefore, the subject building would not contribute to the proposed extension of the Japantown Community & Cultural Historic District.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Character defining features of the Historic District include the following:

- Asymmetrical primary façade with recessed entry porch, access by steep stairs on north side of Pine and Bush Streets,
- Two- to three- stories in height with long rectangular plans capped by gable and flat roofs,
- Wood frame construction and clad in wood or stucco siding,
- Late 19th century and early 20th century architectural styles, especially in the form of Stick and Italianate row houses
- Bay windows and facades organized into multiple bays.

CEQA Historic Resource Determination

- ☒ Historical Resource Present
- ☐ Individually-eligible Resource
- ☐ Contributor to an eligible Historic District
- ☒ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 2-20-2015



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	10/19/2015	Date of Form Completion	10/19/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Allison Vanderslice	2178 Pine Street	
Block/Lot:	Cross Streets:	
0652/016	Webster and Buchanan Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2014.1007E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☐ Alteration	☒ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	9/25/2015
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PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☒	If so, are the proposed changes a significant impact?
Additional Notes:	
In 2013, the majority of this single-family residential building was illegally demolished and the sloped front yard and retaining wall were removed to add a garage and additional level. The primary façade and a portion of the front of the building are still extant. The proposed project is to rebuild the demolished portions of the building, to add a garage, and to retain facade architectural details. An HRER Part I, dated 2/20/2015, found the property to be a non-contributor to an eligible historic district.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☒ Yes	☐ No *
		☐ N/A	
Individual	Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☒ Yes ☐ No		
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No		
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No		
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No		
Period of Significance: n/a	Period of Significance: 1906-1960		
		☐ Contributor ☒ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

The subject property is a non-contributor to the Japantown Community & Cultural Historic District. As outline in the HRER Part I, this district was identified in 2009 as a physical record of Japantown's social and cultural development in San Francisco and is significant under Criterion 1. The period of significance for the Historic District is approximately 1906, when Japanese-American residents first began to settle in the Japantown neighborhood, to 1960, which includes the post-World War II resettlement and the beginning of the period of federally funded urban renewal projects in the neighborhood. As identified in 2009, the generally boundary of the Historic District was a three block area bounded by Pine Street to the north, Bush and Austin Streets to the south, Gough Street to the east, and Buchanan Street to the west. However, the nomination clearly states that these boundaries are tentative and that the extent of the district may be expanded as warranted by further research. The HRER Part I for this project extended the district boundaries one block to the west to include both side of Pine Street between Buchanan and Webster streets.

Character defining features of the Historic District include the following:

- Asymmetrical primary façade with recessed entry porch, access by steep stairs on north side of Pine and Bush Streets,
- Two- to three- stories in height with long rectangular plans capped by gable and flat roofs,
- Wood frame construction and clad in wood or stucco siding,
- Late 19th century and early 20th century architectural styles, especially in the form of Stick and Italianate row houses
- Bay windows and facades organized into multiple bays.

The proposed project retains the remaining Italianate-style architectural details on the primary facade, including the bracketed cornice; the arched double-hung wood windows; stucco and horizontal wood board cladding; and the recessed front entry featuring pilasters, paneled frieze, and molded door hood. The property retains an asymmetrical facade that features a two-story angled bay and recessed entry porch accessed by steep stairs from the street. The property retains massing and landscape setbacks that are compatible with the surrounding district. Therefore, the proposed project is compatible with the surrounding Historic District.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Ima On</i>	10-26-2015

IMAGE



Source: Google, December 2013.



SAN FRANCISCO
PLANNING DEPARTMENT

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DEC 11 2015

CEQA Categorical Exemption Determination

SAN FRANCISCO
PUBLIC LIBRARY

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
813 Lyon Street		1150/005	
Case No.	Permit No.	Plans Dated	
2015-006815ENV		05/04/2015	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Horizontal additions, two-story vertical addition, and façade alterations to existing two-story single-family residence. Add two additional residential units.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR dated 11/17/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Alexandra Kirby	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: A. Kirby		Signature: Alexandra Kirby
Project Approval Action: Building Permit It Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Digitally signed by Alexandra Kirby DN: cn=org, o=algotgov, dc=cityplanning, c=CityPlanning, ou=Current Planning, cn=Alexandra Kirby, email=Alexandra.Kirby@algotgov.org Date: 2015.11.23 15:30:09 -08'00'
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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Planning
Information:
415.558.6377

Preservation Team Meeting Date:	11/17/2015	Date of Form Completion	11/17/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Alexandra Kirby	813 Lyon Street	
Block/Lot:	Cross Streets:	
1150/0035	Turk Street and Golden Gate Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2015-006815ENV

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration
		☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	5/4/2015
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PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation submitted by Tim Kelley, March 2015.	
The proposal is to construct a two-story vertical addition and horizontal rear addition.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
		☐ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:		Period of Significance:	
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
813 Lyon Street was constructed in 1886 by owner and builder Robert Bergfeld, a local contractor. The first owner of the property was Frederick B. Pritchard and his widowed mother, Martha. The property was then transferred to Amelia Ford, who rented the house to various tenants, including two railroad conductors, a police officer and a machinist. Ford sold the property to William H. Johnston in 1916, who coordinated the remodel of the facade to its present design. The known owners and occupants of the property do not appear to be of regional or local historic significance. The subject property is a one-story-over-garage, wood frame, single-family residence located on the west side of Lyon Street in the Western Addition neighborhood. The building features a cross-gabled roof, stucco-clad siding, and multi-lite wood sash casement windows. The main entrance is located on the upper floor with access via a straight stair that leads to a partially enclosed entry porch. No historic photos of the property were found; overall the property appears to have a moderate degree of integrity. Based on historic research conducted by Tim Kelley consulting and preservation planning staff, 813 Lyon Street does not appear to be individually eligible for the California Register under Criteria 1 (Events), 2 (Persons), or 3 (Architecture). 813 Lyon Street is not associated with any historic trends or events in the area or at the subject property; the owners and occupants do not appear to have been significant to our local, regional or national past; and the subject property is not the work of a master architect or builder, nor does its architecture possess high artistic value or integrity. The immediate context is a mixture of single-family homes and flats, constructed between 1885 and 2003. Many buildings have undergone alterations that impact the architectural integrity of the immediate vicinity, and while the visual continuity is mixed in terms of style, there is a strong pattern of massing and materials along the immediate block. The neighborhood is not a designated historic district, nor does it appear to qualify as a potential district based on preliminary research. However, the previously identified North of the Panhandle eligible Historic District is located to the immediate south, along Golden Gate Avenue.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Uma W</i>	11-19-2015

HISTORICAL RESOURCE EVALUATION PART 1

813 LYON STREET

SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@TIMKELLEYCONSULTING.COM



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DEC 11 2015

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PUBLIC LIBRARY

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
271 Fair Oaks Street		3647/021	
Case No.	Permit No.	Plans Dated	
2015-000588ENV		per application acceptance 1/20/2015, 9/4/2015	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Remove existing front façade and provide a horizontal addition including entry stairs. Horizontal addition at rear and 2 story vertical addition.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an Environmental Evaluation Application is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an Environmental Evaluation Application is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	Mahe program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Mahe layer).
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone—as identified in the San Francisco General Plan? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Laura Lynch	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☒	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☒	9. Other work that would not materially impair a historic district (specify or add comments): Property is a non-contributor to eligible historic district, project meets RDG (Requires approval by Senior Preservation Planner/Preservation Coordinator) <u>one on</u>
☐	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): Per PTR form (dated 5/4/2015 attached) the subject property is a non-contributor to the eligible Liberty Hill Extension historic district. The proposed project is compatible with the character-defining features of the district identified in the PTR form.	
Preservation Planner Signature: Allison K. Vanderslice (Signatures must be signed in ink and dated)	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Allison Vanderslice Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Allison K. Vanderslice Digitally signed by Allison K. Vanderslice DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Environmental Planning, cn=Allison K. Vanderslice, email=Allison.Vanderslice@sfgov.org Date: 2015.11.24 11:48:42 -0800
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.		
In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:





SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date:	5/4/2015	Date of Form Completion	5/4/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Allison Vanderslice	271 Fair Oaks Street	
Block/Lot:	Cross Streets:	
3647/021	23rd and 24th Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2015-000588ENV

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PLC	☒ Alteration
		☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	1/20/2015
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PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Horizontal and vertical additions, replacement of front facade, and full interior remodel. A Historic Resource Evaluation (HRE) report by William Kostura (dated August 2014) was submitted by the project sponsor to aid this review.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☒ Yes	☐ No *
		☐ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☒ Yes ☐ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:		Period of Significance:	1870s-1910s
		☐ Contributor ☒ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☒ Yes	☐ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

271 Fair Oaks Street is an one-story-over-garage, single-family residence originally constructed in 1871 likely in the Italianate style. The building has undergone several rounds of alterations and its current appearance is a restrained Mediterranean Revival-style dating primarily to 1929. Based on the information provided in the HRE and additional research by Department staff, the subject property at 271 Fair Oaks Street is not an individual historic resource under CEQA. However, the subject property is a non-contributor to an eligible historic district discussed in more detail below.

Constructed in 1871 and remodeled in 1910 and 1929, the subject building is not associated with significant events in the Mission District or San Francisco generally. Many homes were constructed on the subject block during the 1870s and the property does not appear to be significant in the initial development of the area. Nor is the subject property associated with identified significant events in the late 1920s. Therefore, the subject building is not significant under Criterion 1. The subject building is not eligible under Criterion 2, as the building does not appear to be associated with any significant individuals based on the HRE report for the subject property.

The subject property is not significant under Criterion 3. The building has undergone several rounds of alterations and is not a significant example of a style, type or period. No architect was identified for the initial construction or the later 1929 alteration. The subject building is not significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type.

The subject block faces along the 100 and 200 blocks of Fair Oak Street, just to the south of the Liberty Hill Historic District, appear to contain an eligible historic district significant under Criterion 3 as an intact collection of Victorian and Edwardian residential properties dating from the 1870s to the 1910s. Variations of this eligible district were previously identified in Historic Resources Evaluation Responses (Case 2010.0187E and 2011.0077E). Character-defining features consist of horizontal wood siding; asymmetrical front facades with recessed, raised entry porches and prominent stairs; projecting two-story bays; projecting cornices with bracket and paneled detailing; and front landscape set backs. Due to its restrained Mediterranean Revival-style dating to the late 1920s, the subject property is not a contributor to this eligible historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	5-6-2015



View looking east, showing 271 Fair Oaks Street

by

William Kostura, architectural historian

P. O. Box 60211

Palo Alto, CA 94306

(650) 815-1174

August 2014



SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

DEC 11 2015

CEQA Categorical Exemption Determination

SAN FRANCISCO
PUBLIC LIBRARY

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
325-329 Lombard St.		0078/047	
Case No.	Permit No.	Plans Dated	
2014-003288ENV		11/17/2015	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Renovate existing three-unit building: move recessed portion of north wall of 327 Lombard 2'7" to the north; extend rear of 327 Lombard 6' to the south; expand entry of 329 Lombard; enclose upper deck of 329 Lombard; replace some windows in kind and add new finishes.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

*Note: If neither class applies, an *Environmental Evaluation Application* is required.*

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Maier program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maier layer).</i>
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an <u>Environmental Planner</u>.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☒	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☒	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☒	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☒	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments): Enclosure of existing exterior entryway with glass, minimally visible from public right-of-way and compatible contemporary design (unit 329). In-fill of existing roof deck/second story vertical addition on north side with compatible materials and subtle horizontal delineation between existing and new construction (unit 329). Removal of one window on interior courtyard to expand south wall and infill recess on north wall (unit 327). Replacement of entry canopies and clean up of window openings on east elevation to match original style, operation and pattern.
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☐	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): _____
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Gretchen Hilyard	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Gretchen A. Hilyard		Signature: Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: cn=org, dc=sf.gov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date: 2015.11.25 09:08:39 -0800
Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date May 14, 2015
Case No.: 2014-003288ENV
Project Address: 325-329 Lombard Street
Zoning: RH-3 (Residential – House, Three-Family)
40-X Height and Bulk District
Block/Lot: 0078/047
Staff Contact: Gretchen Hilyard (Preservation Planner)
(415) 575-9109
gretchen.hilyard@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

325-329 Lombard Street is located on the south side of Lombard Street between Child and Kearny Streets in the Telegraph Hill neighborhood of San Francisco. The subject property is located on a rectangular-shaped lot measuring 44.5 ft. x 81 ft. within a RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District.

The subject property contains three connected apartments located on a steeply sloping lot and featuring three integral garages at the street level. The building is a two-story-over-garage, three-unit, residential building constructed in 1937 and designed by architect Gardner A. Dailey. The building is designed in the Second Bay Tradition and notable historic features include: stepping of units up the steeply sloping lot, side and rear gardens, 2 story-over-garage massing, horizontal wood siding and stucco, ribbons of vertically-oriented casement windows, single casement windows, flat roof with low parapet, balconies with pipe rails, side street level concrete entry and side access stairs to each unit, 3 side-by-side integral garages, concrete planter boxes, horizontal pipe rails above retaining walls and planters.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1937).

Neighborhood Context and Description

The subject property is located at the top of Telegraph Hill in the North Beach neighborhood of San Francisco. Telegraph Hill was first developed during the Gold Rush, when residential and commercial facilities were erected along the lower slopes of the hill in proximity to waterfront traffic areas such as Clark's Point, the Broadway Wharf and Cunningham's Wharf. A semaphore, or marine telegraph, was also constructed near the crest of the hill to signal the arrival of ships through the Golden Gate—a feature which in time earned the hill its name. Among the oldest surviving buildings from this period are 1301

Montgomery Street, constructed circa 1850, and the Cooney House at 291 Union Street, constructed in 1853.

During the 1850s and 1860s the eastern base of the hill, as well as adjacent filled ground, was further developed as a waterfront industrial district, with numerous wharves, warehouses and manufacturing facilities. By 1869, maps show the southern slopes of Telegraph Hill were thickly built up, despite the fact that some streets were so steep as to be declared impassible. As a consequence, several streets existed only as public footpaths or stairs—a convention that still persists today, such as the stairs located along Vallejo Street west of Montgomery Street.

During this period, a good deal of development consisted of working class dwellings, flats, and rooming houses for residents engaged in maritime industries. These included longshoremen and stevedores who unloaded the ships, as well as the drayman and teamsters who delivered the goods to nearby warehouses. Initially, the hill was home to Irish immigrants, although the west slopes of Telegraph Hill—which encompassed much of the developing North Beach neighborhood—attracted large numbers of Italian immigrants during the 1870s. By the turn of the century, Italians comprised the largest ethnic enclave in both North Beach and on Telegraph Hill.

Approximately three blocks north of the subject property was Pioneer Park, established in 1876 at the peak of the hill by a group of businessmen who donated several lots to the city in honor of San Francisco's pioneers. The expansive views from the hill also attracted real estate speculators such as Frederick Layman, who developed the Telegraph Hill Railroad—a funicular railway that operated along Greenwich Street during the mid-1880s. At the top, visitors could visit Layman's Telegraph Hill Observatory, which featured a restaurant and beer garden known as the "German Castle."

The eastern side of the hill, however, was dominated by rock quarry companies which blasted rock to secure ballast for empty ships, as well as obtain fill and construction materials. Most notorious of the quarry operators were W. D. English & Company and the Gray Brothers, whose blasting sometimes resulted in landslides or actually demolished nearby houses. While citizens tried to shut down the quarries, the companies were politically well connected and blasting continued through the turn of the century.

The 1906 Earthquake touched off numerous fires that consumed vast areas of the city, including nearly all of the buildings on Telegraph Hill and in the North Beach neighborhood. Only a few enclaves were spared destruction, including Jackson Square and the crest of Telegraph Hill. In spite of the devastation, reconstruction began almost at once. The North Beach/Telegraph Hill area was one of the earliest areas of the city to be rebuilt, due in large part to loans that were offered by local Italian banks. The rapid pace of construction meant that the area was rebuilt largely along the same property lines that existed prior to the disaster, and by 1915 most area streets were lined with rows of new two- and three-story flats and dwellings. At this time, the area remained a predominately Italian enclave, with most residents engaged in working class occupations.

During the 1920s and 1930s, Telegraph Hill's scenic location and relatively cheap rents began attracting artists and writers, lending a "bohemian" flair to the character of the hill. The crest of the hill was also enhanced by a number of civic improvements. In 1923, Telegraph Hill Boulevard was graded and paved to Pioneer Park, followed in 1925 by the construction of an observation area designed by architect G.

Albert Lansburgh. Most notable of all was the construction of Coit Tower in 1933, which was designed by prominent local architect Arthur Brown, Jr.

Following World War II, rising rents and real estate prices led many longtime Italian and Irish residents to move elsewhere. The hill then began to take on a more affluent character, although many new residents proved to be staunch advocates of Telegraph Hill's unique qualities. This is best evidenced by the formation of the Telegraph Hill Dwellers organization in 1954, which over the years succeeded in establishing a 40-foot height limit in much of the area, stopping the Embarcadero Freeway at Broadway Street, and establishing the Northeast Waterfront and Telegraph Hill historic districts.

Additional Historic Context

Second Bay Tradition

According to the *San Francisco Modern Architecture and Landscape Design (1935-1970) Historic Context Statement*:

A unique regional Modern style developed in the San Francisco Bay Area in the late-1930s. Called the Second Bay Tradition, the emerging style fused the rustic, woodsy, local philosophy of First Bay Tradition architects (Bernard Maybeck, Julia Morgan, Ernest Coxhead, et al.) with the sleek lines and machine aesthetic associated with the European Modernism.¹

By 1937, several prominent Bay Area architects and leaders of the as yet unnamed Second Bay Tradition movement had designed Modern residential buildings in San Francisco. From 1937 to the start of WWII, Bay Area modern pioneers, including Gardner Dailey, John E. Dinwiddie, and William Wurster, designed a few dozen buildings.²

Second Bay Tradition buildings are characterized by wood cladding, large expanses of glass, overhanging eaves, and flat or low-pitched roof forms. They are generally more open and light-filled than buildings of the First Bay Tradition. Architects associated with the Second Bay Tradition designed buildings that were generally small in scale, that adapted to the landscape and climatic conditions, and that were often built of locally sourced redwood. The richness of stained redwood and expansive use of glass resulted in luminous, earthy dwellings in keeping with emerging indoor-outdoor lifestyles. Second Bay Tradition buildings are often rooted in the landscape, with 'deep overhangs and trellises and outdoor spaces terraced, decked, embanked, or otherwise built into the earth.' Second Bay Tradition design was largely confined to the single-family house.³

¹ Mary Brown, *San Francisco Modern Architecture and Landscape Design (1935-1970) Historic Context Statement*, San Francisco Planning Department, 109.

² Ibid, 108.

³ Ibid, 110.

Modern landscape design is closely associated with the Second Bay Tradition. Many key Second Bay Tradition architects, including William Wurster and Gardner Dailey, frequently collaborated with landscape architects – including Thomas Church, Robert Royston, Theodore Osmundson, and Douglas Baylis, to name a few – to create a complete residential design; these collaborations were strong and crucial to the development of a Bay Area aesthetic.⁴

Gardner Acton Dailey (1895-1967)

According to the *San Francisco Modern Architecture and Landscape Design (1935-1970) Historic Context Statement*:

Gardner A. Dailey was born in St. Paul, Minnesota, and moved to California in 1915. After working at the San Francisco office of landscape architect Donald McLaren, he worked in Costa Rica for the Parisimna Banana Company in 1916, developing houses for plantation workers. He additionally worked for the Costa Rican government designing parks and playgrounds. Dailey was awarded a Purple Heart after his service in World War I as an Air Force Lieutenant and later studied economics and entomology at UC Berkeley and Stanford University respectively. He then studied structural engineering at Heald Engineering College in San Francisco, eventually working for the Engineering Department of the Spring Valley Land & Water Company of San Francisco. In 1926 he traveled through Europe studying architecture. Within a year he had opened his own architectural firm, which would become one of the nation's leading Modern design firms during the 1940s.

Dailey designed several of the earliest Modern buildings in San Francisco and was a pioneer within the Second Bay Tradition movement. Dailey's firm designed a broad range of projects, including medical, commercial, residential, educational, and recreational buildings. He was commissioned by a variety of organizations including Matson Shipping Company, Stanford University, UC Berkeley, and the San Francisco Recreation and Parks Department. In 1939, he was selected by the government of Brazil to design the Brazil Pavilion for the Golden Gate International Exposition. At the seminal New York Museum of Modern Art's 1944 show, "Built in USA," a number of his works were exhibited, and in 1949 the San Francisco Museum of Art (now the San Francisco Museum of Modern Art) highlighted his work in "Domestic Architecture of the San Francisco Bay Region." In the 1940s, Dailey was commissioned by the American National Red Cross and the American Battle Monuments Commission. During this time Yale University appointed him to the post of Visiting Critic for their School of Architecture.

Throughout his long and prolific career, Dailey was honored by the Art Commission of San Francisco and the President of the Philippines, and served as a trustee for the San Francisco Museum of Modern Art, where he made public addresses on art and architecture for television and radio. He additionally served on the San Francisco Planning Commission, including one year as its President, and was an active member of Telesis, an advocacy-educational collective comprised of architects, landscape designers and planners. He won awards from *House Beautiful*, *House & Garden*, *Life*, *Good Housekeeping*, and *Ladies Home Journal* in their residential competitions. The National Academy of Design in New York City presented him with the Samuel F.B. Morse Award for its 139th Exhibition in 1964 and hung his portrait in its gallery. Dailey was one of the

⁴ Ibid, 110.

Bay Area's most prominent and influential Modern architects and was integral to the development of San Francisco's Modern aesthetic.⁵

In addition to [William] Wurster, Gardner Dailey is considered one of San Francisco's pioneer Modern architects. Between 1937 -1942, at least 13 of Dailey's residential designs were constructed in San Francisco. The mid-1930s saw a major stylistic shift as Dailey broke from the traditional and medieval mansion styles that characterized his earlier work to a Modern aesthetic that fused the austerity of the International Style with the curves of Streamline Moderne. Dailey's houses are noted for their unpretentious air, as well as unusual characteristics such as tall, vertically oriented windows, and expansive use of sliding glass and screen doors in order to minimize the separation between inside and outside. He frequently collaborated with Modern landscape pioneer Thomas Church. Dailey's (1938) stucco-clad residential building at 65 Montclair Terrace incorporated Streamline Moderne curvilinear forms with International Style volumes and detailing. That same year, Dailey designed 2750 Scott Street, which reflected the stronger influence of the International Style. It featured a walled entry courtyard, expanding private livable space to the outdoors. In contrast to his contemporary William Wurster, Dailey's office remained relatively small, with never more than three associates, one of whom was a young Joseph Esherick. Nearly half of Dailey's San Francisco designs were constructed prior to the start of WWII.⁶

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☒ Yes ☐ No	Criterion 3 - Architecture: ☒ Yes ☐ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: 1937	Period of Significance: 1936-1959 ☒ Contributor ☐ Non-Contributor

⁵ Ibid, 223-224.

⁶ Ibid, 113-114.

Based on the information provided in the Supplemental Information Form for Historical Resource Evaluation prepared by Paulett Taggart, and additional research by Planning Department preservation staff, the Department finds that the subject building is eligible for inclusion on the California Register as an individual resource under Criterion 3 and as a contributor to a discontinuous historic district under Criterion 3.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Based on the information found in the Planning Department, staff finds that the subject building is not eligible for inclusion on the California Register under Criterion 1. To be eligible under the event criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. The subject property was constructed in 1937 and designed by Gardner Dailey. Research has not revealed that any significant events occurred at the property or any connection between the property and significant events in the Telegraph Hill neighborhood, thus the building is not eligible for individual listing on the California Register under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Building permit records indicate that the original owner of the subject property was Whitney Warren, Jr. (b. 1898 – d. 1986). Warren was a patron of Gardner Dailey and commissioned at least three buildings by the master architect. Warren owned the subject property from 1937-1947 and it likely served as an investment property. Warren never lived at the subject building and resided nearby at 285 Telegraph Hill Boulevard from 1944 to 1960 and at 111 Telegraph Hill Boulevard from 1961 to 1982. Whitney Warren, Jr. was the son of an architect and owned a ranch near Sacramento. He was a notable philanthropist and a member of San Francisco's social elite.

Although Whitney Warren, Jr. was an important patron of Gardner Dailey and a figure in San Francisco society, he did not live at the subject property and there is no direct connection between his productive life and the property.

Gardner Dailey's first wife, Marjorie Dunne Dailey owned the property from 1947 until her death in 1976. She rented it out as an investment property and resided nearby at 283 Telegraph Hill Boulevard.⁷ Gardner and Marjorie divorced in 1947 and Marjorie married her second husband, Clarence R. Lindner, in ca. 1948. She may have taken ownership of the property in 1947 as a result of the Dailey's divorce settlement. Since she did not live at the subject property, there is no direct connection between Marjorie and the subject property.

Subsequent owners since the late 1970s include Helen Cullinan, Anthony Walter and Harry S. Hunt. Records indicate that none of these owners/occupants associated with the building are important to local, regional or national past. Therefore, 325-329 Lombard Street is not eligible under Criterion 2.

⁷ Marjorie resided at 283 Telegraph Hill Blvd. from 1937 to 1947 with Gardner Dailey, from 1947-1952 with her second husband Clarence Lindner, and alone from 1952 until her death in 1976

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

325-329 Lombard Street consists of a two-story-over-basement multi-family residential building designed in 1937 by master architect Gardner Dailey. The subject building is a fully expressed, early and intact example of Dailey's signature Second Bay Tradition residential work modified for multi-family use on a steeply sloping urban lot. The building is representative of a type, period, and style. The building is also the work of a known master architect and a representative example of the early modern period of his career.

In the mid-1930s, Dailey shifted his design aesthetic from the use of more traditional Revival styles to an innovative form of modernism informed by the regional climate and conditions of the San Francisco Bay Area. Dailey was one of the founders of the Second Bay Tradition along with William Wurster. Dailey's early transitional designs formed the basis of the Second Bay Tradition movement in the Bay Area and was pivotal in inspiring a younger generation of architects, later leading to the transition of these principles to the Third Bay Tradition in the 1960s.

The subject building is one of approximately twenty buildings Dailey designed in the Second Bay Tradition prior to and during World War II in San Francisco. Many of these early properties have undergone insensitive alterations that compromised historic integrity and a few have been demolished. Therefore, the building remains as one of the few intact examples from this pivotal period in Dailey's career. Dailey's modern work began in approximately 1936 with the design of his own house at 281-283 Telegraph Hill Boulevard (located around the corner from the subject building) and extended until his untimely death in 1967. Therefore, 325-329 Lombard Street is eligible for listing in the California Register as an individual resource under California Register Criterion 3 as an example of an early Second Bay Tradition residential property designed by master architect Gardner Dailey in 1937.⁸

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Department's records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Historic District

The subject property is part of a significant concentration of properties designed by Gardner Dailey in the mid-1930s to late 1950s. The properties are located around the top of Telegraph Hill along Telegraph Hill Boulevard, Filbert and Lombard Streets. The buildings were owned by a small group of Dailey's patrons and family members including Dailey's first wife Marjorie Dunne Dailey, Whitney Warren, Jr., and the

⁸ The evaluation of the subject property as an individually eligible historic resource under Criterion 3 meets the evaluation criteria/integrity thresholds for Second Bay Tradition residential properties as outlined on pages 183-185 of the *San Francisco Modern Architecture and Landscape Design (1935-1970) Historic Context Statement*.

Avansino and Corvoissier families. The buildings are all fully expressed examples of Dailey's work that show the evolution of his signature Second Bay Tradition style from the mid-1930s through the late 1950s. The grouping includes a variety of residential property types including single-family, duplex and apartments. The early examples constructed in the grouping provided important examples of Dailey's modern designs that he could show prospective clients to leverage potential future projects. The later examples show his application of the Second Bay Tradition to larger-scale multi-family properties. The grouping appears to constitute a discontinuous historic district eligible under California Register Criterion 3 exemplifying the evolution of master architect Gardner Dailey's Second Bay Tradition architectural style executed for a variety of residential commissions. The period of significance spans the earliest and latest construction dates 1936 to 1959.⁹

No intensive-level survey has been completed and others buildings by Gardner Dailey may be located around Telegraph Hill. Further research and survey work should be conducted to confirm district boundaries and contributing properties.¹⁰ The approximate boundaries of the district include the west side of Telegraph Hill from Lombard Street to Alta Street. The following is a preliminary list of contributors to the eligible discontinuous Gardner Dailey/Telegraph Hill Historic District.

Preliminary List of Contributing Properties to the Gardner Dailey/Telegraph Hill Eligible Historic District:

Design Date	Assessor Date	Address	Original Client/Owner	Property Type	Notes
1935	1937	285 Telegraph Hill Blvd.	Whitney Warren, Jr.	Single family	Warren lived at the property from 1944-1960.
1936	1936	281-283 Telegraph Hill Blvd.	Gardner A. and Marjorie Dunne Dailey	Duplex (2 units)	Gardner Dailey lived at 283 Telegraph Hill Blvd. with Marjorie from 1937 until their divorce in ca. 1947. Marjorie continued to live in the building until her death in 1976.
1937	1937	325-329 Lombard Street	Whitney Warren, Jr. (1937-1947)	Apartments (3 units)	Marjorie Dunne Dailey owned from 1947-1976. Warren and Dailey never lived here.

⁹ The evaluation of the subject property as an eligible discontinuous historic district under Criterion 3 meets the evaluation criteria/integrity thresholds for Second Bay Tradition historic districts as outlined on page 186 of the *San Francisco Modern Architecture and Landscape Design (1935-1970) Historic Context Statement*.

¹⁰ Other properties in this location that may have been designed by Dailey include: 265 Telegraph Hill Blvd. (1936), 275 Telegraph Hill Blvd. (1940), and 60 Alta Street (1940). These properties exhibit some characteristics of the Second Bay Tradition and were constructed within the period of significance, but the identification of the original architect has not been confirmed.

1941 alterations	1929	349 Filbert Street (aka. 101 Telegraph Hill Blvd.)	Elizabeth Avansino	K.	Apartments (4 units, later converted to condos)	Addition to existing building owned by Avansino family.
1947 alterations	1909	103-105 Alta Street	Mrs. Corvoissier	G.	Duplex (2 units)	
1959	1960	109-111 Telegraph Hill Blvd.	Whitney Warren, Jr.		Apartments (3 units)	Warren lived here from 1961-1982. Warren died in 1986.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property retains or lacks integrity from the period of significance outlined in Step A:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Since its initial construction in 1937 as a multi-family residential property, few documented alterations have occurred to the subject property. Documented alterations include: misc. carpentry including window and door maintenance and interior work by General Contractor John A. Couden (327 Lombard: 1979); residential alterations of unknown (325 Lombard: 1986); bathroom remodel on 2nd floor, addition of bedroom closet, and removal of non-load bearing walls (325 Lombard: 1986); interior alterations to kitchen, bedrooms, bathrooms, and living room (329 Lombard: 1987); greenhouse addition at 2nd floor deck (325 Lombard: 1987); repair of previously repaired fire damage to approx. 350 square feet of exterior siding at northeast corner of upper unit (325 Lombard: 1987); remodel kitchen and bathroom, upgrade appliances, electrical work, install new solar panel, replace 4 front steps, no structural work completed

(329 Lombard: 1988). All of the alterations completed in the 1980s were designed by architect William K. Stout for owner Harry Hunt.¹¹

Overall, the subject property has undergone few exterior alterations and retains sufficient integrity to convey its significance as an early Second Bay Tradition residential property designed by master architect Gardner Dailey in 1937. Therefore, the property qualifies for listing on the California Register as an individual resource under Criterion 3. The property also retains sufficient integrity to convey its significance as a contributor to the eligible discontinuous Gardner Dailey/Telegraph Hill Historic District.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of 325-329 Lombard Street include:

- Plain, simple, or vernacular appearance
- Small scale, emphasis on volume rather than ornament
- Painted horizontal wood and stucco cladding,
- Z-shaped site plan,
- Overall horizontal orientation,
- Orientation and connection of 3 apartments on lot,
- Post-and-beam construction,
- Stepping of units up the steeply sloping lot,
- Side and rear gardens treated as extensions of the living areas (emphasis on indoor-outdoor living spaces),
- 3 story-over-garage massing,
- Ribbons of vertically-oriented casement windows,
- Single casement windows,
- Flat roof with low parapet,

¹¹ Owner Harry Hunt lived at 281 Telegraph Hill Blvd. at this time. 281-283 Telegraph Hill Blvd. is the house Garden Dailey built for his first wife Marjorie Dailey in 1936.

- Balconies with pipe rails,
- Side street level concrete entry and side access stairs to each unit,
- 3 side-by-side integral garages,
- Concrete planter boxes,
- Horizontal pipe rails above retaining walls and planters.

The character-defining features of the eligible discontinuous Gardner Dailey/Telegraph Hill Historic District include:

- Design attribution to Gardner A. Dailey,
- Construction between 1936 (beginning of Dailey's work in the Second Bay Tradition) and 1967 (date of Dailey's death),
- Residential building type (single-family, duplex or apartments)
- Second Bay Tradition characteristics, including but not limited to:¹²
 - Plain, simple, or vernacular appearance
 - Small scale, emphasis on volume rather than ornament
 - Cladding of wood shingles or wood siding, often redwood
 - Board and batten siding
 - Wood cladding, often stained, though painted wood is also common
 - Flat, gently pitched, or canted roof forms
 - Overhanging eaves with exposed rafter tails
 - Horizontal orientation
 - Post-and-beam construction
 - Large expanses of glass and/or ribbon windows
 - Japanese influence seen in eaves and interior spaces (somewhat uncommon)

¹² List of Second Bay Tradition character defining features from the *San Francisco Modern Architecture and Landscape Design (1935-1970) Historic Context Statement*, pages 181-182.

- Open-plan or flexible interior plans
- Emphasis on indoor-outdoor living spaces
- Rear yards treated as extensions of the living area
- Private Modern gardens designed by landscape architects
- Common landscape features include pergolas, atriums, and trellises.

CEQA Historic Resource Determination

- ☒ Historical Resource Present
- ☒ Individually-eligible Resource
 - ☒ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 5-26-2015

GH: G:\Documents\HRER\325-329 Lombard\HRER\325-329 Lombard Street_HRER Part I.doc

IMAGES



View of 325-329 Lombard Street looking south. Image courtesy of Google Street View, 2015.



SAN FRANCISCO
PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

DEC 11 2015

CEQA Categorical Exemption Determination

SAN FRANCISCO
PUBLIC LIBRARY

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
60 Russell		0123/009	
Case No.	Permit No.	Plans Dated	
2014-001259ENV	201411071023	11/18/2015	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. The project proposes to add two stories to the existing one story building, currently used as a single-family residence. The project proposes an extensive interior remodel of the existing building, and includes the following project features: lowering the existing building by approximately 10 inches; adding a balcony to rear elevation; infilling the existing tradesman's path on west side of building; infilling three small light wells; adding a garage (within the existing building footprint) with a 2-car mechanized stacked parking; adding a new curb cut; raising the surface of rear yard to match side neighbor; replacing the existing wood deck in rear yard; and adding solar panels to roof.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

*Note: If neither class applies, an *Environmental Evaluation Application* is required.*

☒	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 - New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone—as identified in the San Francisco General Plan? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Laura Lynch	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☒	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☒	9. Other work that would not materially impair a historic district (specify or add comments): Compatible alteration of non-contributing property per plans dated 11/18/2015. (Requires approval by Senior Preservation Planner/Preservation Coordinator) <i>sim an</i>
☐	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): Front facade alterations are compatible with massing, materials and fenestration of district.	
Preservation Planner Signature: Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: cn=Gretchen Hilyard, o=City of San Francisco, ou=City Planning, email=Gretchen.Hilyard@sf.gov, c=US	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.
☒	No further environmental review is required. The project is categorically exempt under CEQA.
Planner Name: Gretchen A. Hilyard	Signature: Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: cn=Gretchen Hilyard, o=City of San Francisco, ou=City Planning, email=Gretchen.Hilyard@sf.gov, c=US
Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date September 28, 2015
Case No.: 2014-001259ENV
Project Address: 60 Russell Street
Zoning: RH-2 (Residential House, Two-Family)
40-X Height and Bulk District
Block/Lot: 0123/009
Staff Contact: Gretchen Hilyard (Preservation Planner)
(415) 575-9109
gretchen.hilyard@sfgov.org

1650 Mission S
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject property, 60 Russell Street, is located on a rectangular-shaped lot measuring 20 feet by 60 feet on the north side of Russell Street, an alley located between Hyde Street and Eastman Alley in the Russian Hill neighborhood of San Francisco. The property is located within an RH-2 (Residential-House, Two-Family) Zoning District and a 40-X Height and Bulk District.

The subject property is occupied by a one-story over raised basement, single family, wood frame residence constructed in ca. 1906. The residence was originally designed as a flat-front Italianate cottage that was very similar to 64 Russell Street—featuring the same side entry porch, projecting cornice, and façade configuration. Known alterations to the property include: relocation of partition walls, addition of two rooms and three exterior decks, window and door replacement, re-cladding the exterior in wood shingles, and replacement of wall boards and trim (1963); reroofing (1992); and dry rot repair (2006). Other alterations include removal of the period elements of the entry vestibule at an unknown date.

Pre-Existing Historic Rating / Survey

The subject property is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in ca. 1906).

On July 8, 2010, the Department issued a Historical Resource Evaluation Response (HRER) for a proposed project at 1945 Hyde Street (Planning Case #2010.0162E), which identified the subject block as part of an eligible historic district. The Historic Resource Evaluation prepared for the project (by Kelley & VerPlanck, dated February 2010) found that Russell Street (from Eastman Alley to Hyde Street) contains "a high concentration of residential buildings constructed in the early years of reconstruction after the 1906 Earthquake and Fire...The buildings within this area are unified historically by theme and form, and therefore could be a potential district."¹ The subject property is located within the boundaries of this identified district. See evaluation section below for further analysis.

¹ Kelley & VerPlanck, Historic Resource Evaluation for 1945 Hyde Street, (February 2010).

Neighborhood Context and Description

The subject property is located on a single-block alley on the western side of Russian Hill in San Francisco. The immediate context is characterized by primarily residential land uses with buildings dating from 1906 to the late-1920s. Buildings are generally one to three stories in height and some commercial properties are located along the major streets. The larger neighborhood is generally characterized by its steeply sloping terrain and a wide range of building types and styles dating from 1850-1930, with a scattering of more contemporary buildings throughout. While portions of the Russian Hill neighborhood have been surveyed as potential historic districts (specifically the older buildings at the top of the hill), the immediate blocks surrounding the subject property have not been formally surveyed.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☒ Yes ☐ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☒ Yes ☐ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: N/A	Period of Significance: 1906-1911 ☐ Contributor ☒ Non-Contributor

Based on the information provided in the Historic Resource Evaluation prepared for the subject property by Tim Kelley Consulting (dated June 2014), additional research by staff, and information found in the Planning Department files; staff finds that the subject building is eligible for inclusion on the California Register as a non-contributor to an eligible historic district under California Register Criteria 1 and 3.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

To be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

According to the *Historic Resource Evaluation* prepared by Tim Kelley Consulting, Russian Hill first developed in late-19th century and many of its early residents were prominent members of the Bay Area's artistic, literary, artistic, and intellectual traditions. Early residents of Russian Hill included

Swedenborgian minister Joseph Worcester, architect Willis Polk, writer Gelett Burgess, photographer Dorothea Lane, and painter and poet Maynard Dixon.² The Russian Hill neighborhood was severely damaged by the 1906 Earthquake and Fire and all but a few buildings at the summit of the hill were destroyed. After this catastrophic event, residents quickly rebuilt and the subject property was constructed as part of the reconstruction effort that stretched from 1906 to ca. 1915. Many of the reconstruction-era buildings in Russian Hill were built quickly after the event to meet the high need for housing in San Francisco. The subject building did not individually contribute to the pattern of reconstruction of the Russian Hill neighborhood after the 1906 Earthquake and Fire such that it would be individually eligible for listing in the California Register under this criterion. However, the building is part of a collection of buildings that represent this pattern of development and are more appropriately analyzed for eligibility as a historic district (see historic district evaluation below).

Staff finds that 60 Russell Street does not have a specific association with an event such that it would qualify individually under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Building permit records indicate that the original owners of 60 Russell Street were Ernest and Marguerite Guinard, who purchased the property in 1906 and sold it in 1911. The early owners and occupants of the subject property and neighboring properties on Russell Street were generally blue-collar workers (carpenters, laborers, etc). Records do not indicate that any of the owners or occupants of the subject property are important to local, regional or national past. Therefore, 60 Russell Street is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

60 Russell Street is a one-story over raised basement, single family, wood frame residence originally designed as a flat-front Italianate cottage. The building was constructed in ca. 1906, at the beginning of the reconstruction of the Russian Hill neighborhood after the 1906 Earthquake and Fire. The building retains its original form and some architectural features, such as the projecting cornice, but many of the exterior façade materials have been removed or were covered over by wood shingles in 1963.

Based on information outlined in the Historic Resource Evaluation prepared for the project (Tim Kelley Consulting, June 2014), and additional research by staff, the subject property at 60 Russell Street is not individually eligible for inclusion in the California Register under Criterion 3 (Architecture), since the building does not possess high artistic value, nor individually embody distinctive characteristics of a type, period, region, or method of construction.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history. The subject building is not significant under Criterion 4, since this significance criterion typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type. Evaluation of archeological resources is outside of the scope of this review.

² Ibid, 5.

Historic District Evaluation

The subject property is part of a single-block alley of small-scale residential properties that are thematically and architecturally associated with the San Francisco's rebuilding after the 1906 Earthquake and Fire. The development of Russell Street followed a city-wide pattern of residential and commercial buildings construction spanning from 1906 to ca. 1915 to provide housing and services to displaced residents after the disaster. Today, Russell Street displays the architectural congruity necessary to qualify for listing under Criterion 1 (Events) representing a significant pattern of development after the 1906 Earthquake and Fire. The block is also eligible for listing under Criterion 3 (Design/Architecture) due to its high concentration of architecturally unified buildings with shared architectural characteristics, form, historic context and period.

Although a survey has not yet been completed, the boundaries of the historic district would include properties on both sides of Russell Street from Eastman Alley to Hyde Street. Based upon the historic context themes associated with the neighborhood, contributing buildings to the potential historic district would include intact multi- and single-family dwellings constructed on Russell Street between 1906 and 1911, the date the last reconstruction-era residence was completed on the street. As a result of this development pattern, there is a considerable degree of visual harmony among the residential properties along Russell Street and the buildings have experienced few exterior alterations. The building styles include Italianate, Classical Revival, Queen Anne, Craftsman, and Edwardian architectural styles. Most buildings still display a high level of historic architectural integrity; while there have been some alterations, the majority of the buildings still possess the basic form and architectural detailing associated with their style from the period of significance. The subject property was constructed during the period of significance, but due to exterior alterations, the building has lost integrity to this period and is considered a non-contributor to the eligible historic district.

*****Note:** The eligible Russell Street historic district has not been formally surveyed or evaluated. For the purposes of this HRER, the subject property at 60 Russell Street was examined for its possible contribution to the historic district and no other buildings within the district boundary were evaluated in detail.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☒ Retains	☐ Lacks
Design:	☐ Retains	☒ Lacks	Materials:	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

The street-facing façade of the subject property (60 Russell Street) has undergone many alterations since it was originally constructed in ca. 1906, including replacement of original wood-sash double-hung windows with aluminum sliders, reduction in the size of original window openings, removal of decorative window and door surrounds, modification of the projecting cornice detailing, and covering

the original horizontal wood siding with wood shingles. Although the original building form and scale are evident and some of the original cladding and trim materials may exist underneath the current cladding, in its current state, the building does not retain sufficient integrity to contribute to the eligible historic district.

Step C: Historic District Character Defining Features

For the eligible Russell Street Historic District, the character-defining features would include but are not limited to:

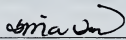
- Location on Russell Street;
- Residential use (single-family or multi-family flats);
- One-to-three story height;
- Wood frame construction;
- Lack of architectural bays (mostly flat facades facing alley with an occasional shallow angled bay);
- Raised basements;
- Horizontal wood cladding;
- Gable or flat roof forms;
- Elevated and recessed entries (some recessed entries feature decorative vestibule panels);
- Wood entry stairs;
- Queen Anne, Craftsman, Classical Revival, Italianate or Edwardian-era architectural detailing;
- Arched Classical Revival style entry surrounds with flanking columns or pilasters;
- Projecting, decorative wood window and door hoods;
- Flat or slightly molded wood board window and door surrounds;
- Wood-sash windows (double-hung and casement), some with multi-lite upper sashes and ogee lugs;
- Paneled and partially glazed wood entry doors;
- Projecting, denticulated cornices with square modillions; and
- Free-standing planter boxes or retaining walls in front setback, or no front setback.

CEQA Historic Resource Determination

- ☒ Historical Resource Present
- ☐ Individually-eligible Resource
- ☐ Contributor to an eligible Historic District
- ☒ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: 

Tina Tam, Senior Preservation Planner

Date: 10-5-2015

cc: Nicholas Foster, Current Planning

GH: G:\Documents\HRE\60 Russell\HRE\60 Russell Street_HRE Part 1.doc

IMAGES



Subject property looking northwest.
Image courtesy of Google Maps, 2015.



SAN FRANCISCO
PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

DEC 11 2015

CEQA Categorical Exemption Determination

SAN FRANCISCO
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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
714 Kansas St		4074/003	
Case No.	Permit No.	Plans Dated	
2015-009670ENV	201507232255 & 201507232246	7/20/15	
☐ Addition/ Alteration	☒ Demolition (requires HRER if over 45 years old)	☒ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Demolish existing three-story single family home over one-vehicle garage level. Construct new three-story home with roof deck over two-vehicle garage level. Existing studio and deck at the rear of the property will remain.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☒	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an <i>Environmental Application</i> with a Phase I

	Environmental Site Assessment. Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☒	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling Archeological review completed	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.

- ☐ 1. Change of use and new construction. Tenant improvements not included.
- ☐ 2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
- ☐ 3. Window replacement that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
- ☐ 4. Garage work. A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
- ☐ 5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
- ☐ 6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
- ☐ 7. Dormer installation that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
- ☐ 8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

Note: Project Planner must check box below before proceeding.

- ☒ Project is not listed. **GO TO STEP 5.**
- ☐ Project does not conform to the scopes of work. **GO TO STEP 5.**
- ☐ Project involves four or more work descriptions. **GO TO STEP 5.**
- ☐ Project involves less than four work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.

- ☐ 1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
- ☐ 2. Interior alterations to publicly accessible spaces.
- ☐ 3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
- ☐ 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
- ☐ 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
- ☐ 6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
- ☐ 7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form signed on 11/25/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Stephanie A. Cisneros		Signature: Stephanie Cisneros
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Digitally signed by Stephanie Cisneros DN: c=org, o=org, dn=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2015.11.30 11:35:52 -0800
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	Date of Form Completion	11/16/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	714 Kansas Street	
Block/Lot:	Cross Streets:	
4074/003	19th Street and 20th Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2015-009670ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☐ Alteration	☒ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	7/20/15
------------------------------------	---------

PROJECT ISSUES:
☒ Is the subject Property an eligible historic resource?
☐ If so, are the proposed changes a significant impact?
Additional Notes:
Submitted: Historic Resource Evaluation prepared by Garavaglia Architecture, Inc. (dated September 3, 2015 and revised on November 13, 2015).
Proposed Project: Demolish existing three-story single family home over one-vehicle garage level. Construct new three-story home with roof deck over two-vehicle garage level. Existing studio and deck at the rear of the property will remain.

PRESERVATION TEAM REVIEW:	
Historic Resource Present ☐ Yes ☒ No * ☐ N/A	
Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance:
☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

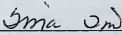
PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation prepared by Garavaglia Architecture, Inc. (dated November 13, 2015) and information found in the Planning Department files, the subject property at 714 Kansas Street contains a one-and-one-half-story wood-frame single family residence with a raised basement and detached garage constructed in 1905 (source: Spring Valley Water Tap record). 714 Kansas appears to have been constructed in the National Folk architectural style by an unknown architect. The residence was constructed for original owner Jeremiah Belei, a bottler, and his wife Agnes. When Jeremiah passed away in 1909, Agnes continued to own and occupy the house and married Martin Kochevar, a laborer, in 1911. The Kochevars owned and occupied the property until 1967, when Kinmont Hoitsma, an Olympic athlete and later a writer, professor, and designer purchased the property. Hoitsma owned and occupied 714 Kansas Street until his death in 2014.

A number of dramatic alterations have occurred to the property since its construction, many of which were found to have no associated building permits. Known permitted alterations include: construction of a brick smokehouse in the rear yard (1909); construction of a detached garage in front of the house (1926); installation of a security fence in front of the property (1968); reroofing (1995); and repair of dry rot and installation of an electric garage door (1999).

Work done to the property that is visible but has no associated building permits includes: demolition of the 1909 smokehouse; replacement of the windows; construction of a multi-story addition at the primary east facade; a basement-level bump-out at the main floor; construction of a multi-level walled garden in front of the house, including on the roof of the garage; construction of a new entrance staircase from the concrete steps at the street level to the front entrance; construction of multiple additions of various heights at the back of the house and removal of most of the original rear facade to create openings allowing entry into the additions; and construction of a wood studio outbuilding and wood platform and deck at the west end of the lot. Although no building permits were found for this work, two historic photos taken with Hoitsma in front of the building depict what the property looked like prior to the dramatic alterations, indicating that these alterations may have occurred during his ownership.

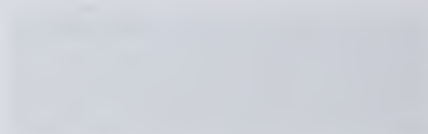
(continued)

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	11-25-2015

No known historic events occurred at the subject property (Criterion 1). Although 714 Kansas was among the earliest houses to be constructed in this area, it was not until after the 1906 Earthquake and Fire that Potrero Hill began to experience extensive residential development. None of the owners or occupants have been identified as important to history (Criterion 2). Although Kinmont Hoitsma was an Olympic athlete and later became a successful writer, professor and designer, none of his accomplishments or significant contributions to local, California, and national history can be directly associated with or linked to his ownership and occupancy of 714 Kansas Street. The property has undergone major and dramatic alterations since its construction. Much of the original historic fabric has been replaced or covered up with new construction. As such, the building no longer represents the National Folk architectural style and is not architecturally significant such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Potrero Hill neighborhood on a block that exhibits a number of single- and multi-family residences constructed in a variety of architectural styles and with construction dates ranging from 1900-1979. Many of the structures have undergone significant alterations. As such, the area surrounding the subject property does not have a cohesive character of architecturally related residences.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.



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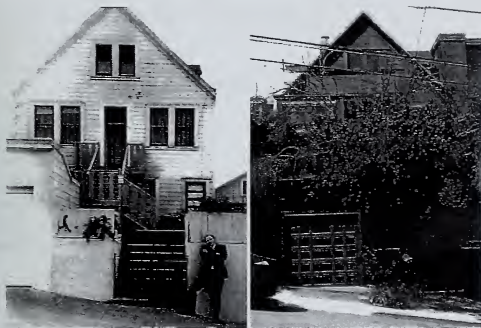
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100 EAST 57TH STREET, NEW YORK, N.Y. 10022



714 Kansas Street San Francisco, CA Historic Resource Evaluation

Prepared for
Levy Art & Architecture
San Francisco, CA



Prepared by
Garavaglia Architecture, Inc
November 13, 2015

Innovating Tradition



SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

DEC 11 2015

CEQA Categorical Exemption Determination

SAN FRANCISCO
PUBLIC LIBRARY

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1 Bemis Street		6696/001	
Case No.	Permit No.	Plans Dated	
2015-012496ENV		Received 10/02/2015	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Third-story addition to existing single-family, two-story-over-basement residence. Remove existing rear deck and replace with new rear deck with stairs.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 - New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form signed on 11/30/2015.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Stephanie A. Cisneros		Signature:
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Stephanie Cisneros Digitally signed by Stephanie Cisneros DN: cn=Stephanie Cisneros, o=City of San Francisco, ou=City Planning, email=Stephanie.Cisneros@sf.gov, c=US Date: 2015.11.30 11:08:55 -0800
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form signed on 11/30/2015.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Stephanie A. Cisneros		Signature:
Project Approval Action: Building Permit It Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Stephanie Cisneros
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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Suite 400
San Francisco,
CA 94103-2479

Reception:
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Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	11/24/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	1 Bemis Street	
Block/Lot:	Cross Streets:	
6696/001	Miguel Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2015-012496ENV

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	10/02/2015
------------------------------------	------------

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Georgianna and John Kleman (dated 9/10/2015).	
Proposed Project: Third-story addition to existing single-family, two-story-over-basement residence. Remove existing rear deck and replace with new rear deck with stairs.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
		☐ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:		Period of Significance:	
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

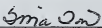
PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Georgianna and John Kleman (dated 9/10/2015) and information found in the Planning Department files, the subject property at 1 Bemis Street contains a one-story over-garage wood-frame single-family residence constructed in 1949 (source: Assessor's Record). The subject property appears to have been constructed in a vernacular style with vague and limited elements of Streamline Moderne architectural style. The architect and builder of 1 Bemis are not known. The residence was developed for original owner Otto King, an electrician for Hunters Point Naval Ship Yard, and his wife Madeline. The couple owned and occupied the property for 61 years. Known alterations to the property include: construction of a back porch and stairs (1960); construction of fence (1963); replacement of three windows with aluminum windows (1968); resurfacing the deck, retread stairs, replace handrails, replace rotted joists, and change of direction of last five steps (1988); removal of existing masonry fireplace, existing wood paneling above fireplace, and metal flue and patch wall and floor surfaces with new materials (2010); and replace less than 50% of existing decking on rear deck (2010).

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Glen Park neighborhood on a block that exhibits a variety of architectural styles, construction dates ranging from 1906 to 1976, and a public park directly across the street from the subject property. Although 1 Bemis is one of a grouping of four single-family residences constructed in 1949 at the corner of Bemis and Miguel Streets, the grouping does not represent a significant development pattern in the area. The surrounding neighborhood does not have a cohesive character of architecturally related residences.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	11/30/2015





SAN FRANCISCO PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2186 14th Avenue		2204/014A	
Case No.	Permit No.	Plans Dated	
2014-002527ENV		9/30/2015	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Third floor addition to existing two-story single family home. Excavate at rear of ground floor to increase habitable space. Add internal elevator. Interior renovations. Add roof deck.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 - New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an <i>Environmental Application</i> with a Phase I

	Environmental Site Assessment. Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	
Project will follow recommendations of 12/6/14 Gruen geotechnical report.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

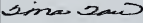
Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Based upon historic photograph, the subject property has been drastically altered and retains insufficient integrity to qualify as an eligible historic resource.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: 	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Tina Tam		Signature: 
Project Approval Action: Planning Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Digitally signed by Tina Tam DN: cn=org, o=sdgwr, dc=cityplanning, ou=CityPlanning, ou=Current Planning, ou=Tina Tam, email=tina.tam@sf.gov.org Date: 2015.11.30 12:59:34 -08'00'
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



2186 14th Avenue

BLOCK NO. 2201
LOT NO. 14A

BUILDING CARD
ASSESSORS OFFICE
CITY & COUNTY OF SAN FRANCISCO

DATE

11-7-45 19 33

STREET & NO. 2130 14th Ave

STORIES	8	7	6	5	4	3	2	1	M	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	TOTAL
ROOMS																														

USE	FOUNDATION	ROOF	FLOORS	ELEVATORS
RESIDENTIAL	CONCRETE	MANHOLE	HARDWOOD	ELECTRIC
DWELLING	PILE	GABLE	PINE	HYDRAULIC
APARTMENT	MISC.	FLAT	TILE	FREIGHT
NON RESIDENTIAL		FLAT	MARBLE	PASSENGER
HOTEL		FLAT	CERAMIC	AUTOMATIC
OFFICE BLDG	CEMENT FLOOR	PLAIN	CEMENT	MISC.
LOFT	FINISHED	MATERIAL	PLUMBING	FEATURES
GARAGE	NO GAS GARAGE	TAR & GRAVEL	NO. EXTERIORS	FIRE ESCAPES
WAREHOUSE	MISC.	SLATE	BATHROOMS	VENTIL. SYSTEM
INDUSTRIAL		ASBESTOS	NO. ROOMS	VAC. CL. SYSTEM
THEATRE		SHINGLE	TUB. BUILT IN	SPRINKLER SYS.
CLUB		TILE	TILE SHOWER	INCINERATOR
BANK		METAL	TILE WALLS	REFRIGERATORS
CHURCH	BRICK	MISC.	TOILET	SINKS
MOORE STA	BRICK		MISC.	PORCHES
MISC.	SHINGLE	INTERIOR TRIM	HEATING	BARS
CONSTRUCTION	STONE	BEST 1/2 PINE	FURNACE	SOCIAL HALL
TABLE	CORRUG. IRON	PINE	GAS	NO. CLOSETS
STEEL	MISC.	PLASTER	OIL	LAUNDRY ROOM
MILL	TRIM	CANVAS	STEAM	ATTIC
BRICK	PLAIN	PANLED	CIRC. HEATER	SUB BASEMENT
CONCRETE	METAL	PAINTED	NO. OUT BUILDINGS	SPECIAL
MISC.	MISC.	UNFINISHED	GLASS	
			OTHER	

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PLANNING DEPARTMENT

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DEC 11 2015

CEQA Categorical Exemption Determination

SAN FRANCISCO
PUBLIC LIBRARY

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
318 30th Avenue -		1404/041	
Case No.	Permit No.	Plans Dated	
2015-009507ENV		9/15/2015	
☐ Addition/ Alteration	☒ Demolition (requires HRER if over 45 years old)	☒ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Proposed demolition of (E) SFH and construction of (N) 4-story, 2-unit dwelling unit.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☒	Class 3 - New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an <i>Environmental Application</i> with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form signed on 11/25/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Stephanie A. Cisneros	Signature: Stephanie Cisneros
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Digitally signed by Stephanie Cisneros DN: cn=Stephanie Cisneros, o=City of San Francisco, ou=City Planning, email=Stephanie.Cisneros@sf.gov, c=US Date: 2015.11.30 11:21:44 -0800
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date: _____ Date of Form Completion 11/20/2015

PROJECT INFORMATION:

Planner:	Address:	
Stephanie Cisneros	318 30th Avenue	
Block/Lot:	Cross Streets:	
1404/041	California Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2015-009507ENV

PURPOSE OF REVIEW:

PROJECT DESCRIPTION:

☒ CEQA ☐ Article 10/11 ☐ Preliminary/PIC ☐ Alteration ☒ Demo/New Construction

DATE OF PLANS UNDER REVIEW: 9/15/2015

PROJECT ISSUES:

☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by Ver Planck Historic Preservation Consulting (dated July 2015).	
Proposed Project: Proposed demolition of (E) SFH and construction of (N) 4-story, 2-unit dwelling unit.	

PRESERVATION TEAM REVIEW:

Historic Resource Present		☒ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

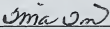
* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation prepared by Ver Planck Historic Preservation Consulting (dated July 2015) and information found in the Planning Department files, the subject property at 318 30th Avenue contains a one-story over-basement, wood-frame single-family dwelling constructed in a vernacular architectural style and clad in painted wood shingles. No known architect or builder is associated with this property. The Assessor's record indicates that the building was constructed in 1910, which is the date that Henry C. Meyer, purchased the property. However, numerous documents indicate a 1908 construction date, including the Spring Valley Water Tap record (signed by Henry C. Meyer), an original building permit, and the February 7, 1908 issue of Daily Pacific Builder. It appears as though Meyer built the house before purchasing the property, a normal practice after the 1906 Earthquake and Fire when people often rented lots with an option to purchase and constructing residential dwellings. Not much is known about Meyer other than the fact that he owned the property until 1916, during which time he rented it out to Martin Connolly, a laborer. The property was purchased by Karl and Flora Bischoff in 1916, who were the first owner-occupants until they sold it in 1936. The only permitted alteration for the property was a large two-story, two-bedroom addition at the rear of the building completed in 1989. Other visible alterations completed without permits include: the installation of a garage and driveway; the re-sheathing of the primary facade and parts of the north and south facades with shingles (ca. 1920s); the remodeling of the entry porch and front entrance (ca. 1940s); and the replacement of all windows on the primary facade and north facade with vinyl windows (ca. 2015).

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The building has undergone alterations that significantly diminish its original materials and design. As such, 318 30th Avenue is not architecturally distinct such that it would qualify for individually for listing in the California Register under Criterion 3.

(continued)

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	11-25-2015

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Outer Richmond neighborhood on a block that exhibits an eclectic assortment of single-family and multi-family residences with construction dates ranging from 1906 through the 1980s. Many of these residences have undergone critical alterations, leaving the block with little uniformity and without a cohesive character of architecturally related residences.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

HISTORIC RESOURCE EVALUATION

318 30th Avenue
San Francisco, California



July 2015

Prepared by

 **Verplanck**
HISTORIC PRESERVATION CONSULTING



SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

DEC 11 2012

SAN FRANCISCO
PUBLIC LIBRARY

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1441-1453 Stevenson Street		3532/025	
Case No.	Permit No.	Plans Dated	
2015-000930ENV		11/26/2014	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Alter facade, enclose roof area at southeast corner, and remove live-work units to restore PDR use.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

*Note: If neither class applies, an *Environmental Evaluation Application* is required.*

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading -including excavation and fill on a landslide zone - as identified in the San Francisco General Plan? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Lana Russell-Hurd	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☒	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☒	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☒	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☒	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☒	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments): Proposed work is in conformance with the Secretary's Standards. See attached PTR form for more information.
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☐	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): _____
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greving	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Justin A Greving Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Signature: Justin Greving Digitally signed by Justin Greving DN: cn=greving, o=cityplanning, ou=CityPlanning, email=Justin.Greving@sf.gov, c=US Date: 2015.12.07 10:34:15 -0800
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	12/2/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	Stevenson Street	
Block/Lot:	Cross Streets:	
3532/025	14th Street and Clinton Park	
CEQA Category:	Art. 10/11:	BPA/Case No.:
A	n/a	2015-000930ENV

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	10/28/2015
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PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☒	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information For Historic Resource Determination prepared by Harvey Hacker (dated December 26, 2014)	
Proposed Project: Alter facade, enclose roof area at southeast corner, and remove live-work units to restore PDR use.	

PRESERVATION TEAM REVIEW:	
Historic Resource Present	☒ Yes ☐ No * ☐ N/A
Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☒ Yes ☐ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☒ Yes ☐ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: 1906-1913	Period of Significance: n/a
	☐ Contributor ☐ Non-Contributor

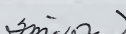
Complies with the Secretary's Standards/Art 10/Art 11:	☒ Yes	☐ No	☐ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☐ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

Harvey Hacker Architects proposes an adaptive reuse and rehabilitation of the subject property. The proposed project has been reviewed and determined to be in conformance with the Secretary's Standards. Major elements that relate to the subject property's character-defining features include:

1. Existing pressed metal siding - The existing brick-stamped metal siding and flat metal siding on the primary Stevenson Street-facing facade will be retained and repaired.
2. Stringcourse - Existing stringcourse between the first and second floors will be retained rather than removed.
2. Steel sash windows - 6 of the 7 early 4x7 and 2x7 multi-lite steel sash windows along the primary facade will be retained and repaired rather than replaced.
3. New garage doors - New garage doors and entrances will be added along the primary facade. Heights of the new garage doors and entrances will match the height of existing openings along this facade and garage doors will be metal and glass. The location of openings will roughly align with current changes in material along the existing facade so as to respect its current irregular pattern of windows and doors as well as allow for retention of some existing window openings.
4. Existing double-hung windows - Existing double-hung windows on the second floor will be retained and repaired.
5. Existing building envelope - There are no changes proposed that will alter the form of the existing building envelope thus retaining the general massing and scale of this industrial building.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	12-4-2015



1441-1453 Stevenson Street



THE
[illegible text]

[illegible text]

[illegible text]



SAN FRANCISCO PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
390-392 28th Street		6602/023
Case No.	Permit No.	Plans Dated
2015-007166ENV		5/28/2015
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction
		☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Add fourth story to existing three-story duplex. Excavate to expand habitable space at ground level. Facade alterations, including new window configurations and a new separate entrance. Add elevator.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an <i>Environmental Application</i> with a Phase I





SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

DEC 11 2015

CEQA Categorical Exemption Determination

SAN FRANCISCO
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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
390-392 28th Street		6602/023	
Case No.	Permit No.	Plans Dated	
2015-007166ENV		5/28/2015	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Add fourth story to existing three-story duplex. Excavate to expand habitable space at ground level. Facade alterations, including new window configurations and a new separate entrance. Add elevator.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

☒	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 - New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): PTR Dated 12/4/15
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Marcelle Boudreaux	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: M Boudreaux		Signature:
Project Approval Action: Building Permit It Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Marcelle Boudreaux Digitally signed by Marcelle Boudreaux DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Marcelle Boudreaux, email=Marcelle.Boudreaux@sfgov.org Date: 2015.12.07 13:46:22 -08'00'
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date: Date of Form Completion 12/3/2015

PROJECT INFORMATION:		
Planner:	Address:	
Marcelle Boudreaux	390-392 28th Street	
Block/Lot:	Cross Streets:	
6602/023	Noe Street (corner)	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		201506017636 / 2015-007166 JAW

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW: 05/28/15

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Supplemental information submitted by Jim De La Riva, dated June 1, 2015	
Proposed facade alterations and vertical addition of one-story at existing two-story over garage residential building at the corner of 28th St and Noe Street	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
Individual	Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No		
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No		
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No		
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No		
Period of Significance: 	Period of Significance: 		
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☐ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

The subject property at 390-392 28th Street is a two-unit residential building built in 1951 (source: building permit). Rectangular in plan and clad in stucco, the building is of contractor modern style. No architect or engineer were listed on the original building permit. According to research provided in the Supplemental Information dated June 1, 2015, another structure existed on the previous lot condition at an historic address of 1475 Noe Street, constructed circa 1900-1913, and of 386-84 28th Street, constructed circa 1914.

The original owners Gene & Josephine Fardin, a realtor with Fardin Realty, constructed the building but did not occupy either unit. In 1953 the Toschi family purchased the property and occupied unit 392 unit 1956; Louis Toschi's occupation is listed as teacher. Viola M. Goddard, a transcriber, occupied unit 392 28th Street in 1957, and Nona Lewis, a dental nurse, occupied unit 392 28th Street until 1963. Frank Wentzel, a bellman, occupied unit 390 28th Street from 1951-1965.

The block contains buildings primarily constructed between circa 1908 and 1981. The subject property and the two adjacent to the north were all constructed circa 1951. There exists a variety of architectural styles, including Mediterranean Colonial Revival, Minimal Traditional and contractor modern. Little uniformity exists on the block.

No known historic events occurred at the property (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2) for listing in the California Register of Historic Resources, respectively. The existing structure does not possess high artistic value for listing individually under Criterion 3 in the California Register.

Therefore, 390-392 28th Street is not eligible for listing in the California Register either individually or as part of a district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Sma On</i>	12/4/2015





SAN FRANCISCO PLANNING DEPARTMENT

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DEC 11 2014

CEQA Categorical Exemption Determination

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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
200 Locust St.		0995/014
Case No.	Permit No.	Plans Dated
2014.1081E	201406300051	6/20/2014
☒ Addition/ Alteration	☐ Demolition (requires HIRER if over 50 years old)	☐ New Construction ☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. MODIFICATION OF EXTERIOR FINISHES. REPLACEMENT OF WINDOWS IN EXISTING LOCATIONS. ADDITION OF 4/F DORMER, NEW ROOF AND ROOF DECK. FLOOR PLAN ADDITION AT SOUTH SIDE		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*	
☐	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>

☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☒	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☒	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☒	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☒	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☒	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☒	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments): <i>Roof redesign is not compatible with SIS, however it will not cause an adverse impact to the district</i>
☐	9. Reclassification of property status to Category (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): _____
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☐	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): 	
Preservation Planner Signature: _____	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☐	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Signature or Stamp:
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date October 30, 2014
Case No.: 2014.1081E
Project Address: 200 Locust Street
Zoning: RH-1 (Residential-House, One Family)
40-X Height and Bulk District
Block/Lot: 0995/014
Date of Review: October 21, 2014 (Part I)
Staff Contact: Jonathan Lammers (Preservation Planner)
(415) 575-9093
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PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

200 Locust Street is located at the southeast corner of Locust and Washington streets in the Presidio Heights neighborhood. The subject lot is rectangular in shape and measures 42.5 feet wide and 102.687 feet deep. The property is located within an RH-1 (Residential-House, One Family) Zoning District and a 40-X Height and Bulk District.

The subject property is occupied by a two-and-a-half-story over partial raised basement, wood-frame, single-family residence constructed in 1904 and designed in the Georgian Revival style. The building is rectangular in plan, clad with smooth stucco, and capped by a hip roof with multiple gable dormers. It is slightly recessed from the sidewalk, and the perimeter of the property includes landscaping and a low, non-historic metal fence interspersed with brick piers.

The primary façade faces west onto Locust Street and features a formal entry vestibule at center. This entry includes a stone surround with quoins and a shouldered frame featuring water leaf and bead and reel molding. Above is an intermediate cornice with dentil molding which curves into the wall plane above. The stonework continues up through the center of the second story where it surrounds two small double-hung wood windows and includes a stone window sill marked by egg and dart molding and guttae. The entry vestibule is approached by concrete steps flanked by pedestals with urns. The primary entry is a paneled wood double door flanked by paneled wood walls within the vestibule.

The primary entry is flanked by small two-over-two, double-hung wood-sash windows with projecting surrounds. Typical fenestration on the remainder of the primary facade includes paired multi-light wood-sash casement windows topped with multi-light transoms and flanked by louvered wood shutters. The corners of the building are marked by quoins, with a large exterior stuccoed chimney located at the southwest corner of the building. The primary facade terminates in a shallow eave with molded fascia boards. There are three gable dormers centered on the west plane of the roof. These feature multi-light arched windows flanked by Classical pilasters.

The building's north facade faces Washington Street and features two paneled metal roll-up doors at the raised basement level. The first story includes a pair of eight-light wood-sash casement windows crowned with multi-light transoms and featuring metal balconettes at their bases. The second story features a projecting bay which overhangs the first story and is fenestrated with ten-light, wood-sash casement windows. The roofline above this bay is flat until it meets the edge of the hip roof. Here, a single gabled dormer is fenestrated with what appears to be a non-historic casement window. A large stuccoed chimney located near the northeast corner of the roofline includes a corbeled cap.

The east facade closely abuts the neighboring building and is not easily viewed from the street. According to the Historic Resource Evaluation Prepared by Left Coast Architectural History, this facade includes two projecting square bays. The northern bay is smaller and projects only from the second story. It is capped by a flat roof and includes a large round window at center, with multi-light, wood-sash casement windows on each side. Beneath the bay is a secondary entrance. The southern bay projects further to the east than the northern bay. A staircase with metal railings extends from the second story of the southern bay into the side yard. Typical fenestration on the east facade includes multi-light, wood-sash casement windows, as well as small rectangular, diamond-light windows. The roofline is marked by shallow eaves and molded fascia boards. A single gable dormer is located on the east plane of the roof.

The southern facade faces a landscaped side yard and features a two-story angled bay at the west end. This bay was added sometime between 1913 and 1938. The first story of the bay includes arched, multi-light wood-sash casement windows topped by multi-light fanlights. The second story of the bay includes multi-light wood-sash casement windows topped with a plain frieze and molded cornice. Above, the facade terminates in a plain parapet, with a single gable dormer located near the southwest corner of the roof. A projecting chimney is also located in this area near the roof ridge. The east end of the south facade includes a projecting bay at the first story, crowned with a small balcony accessed by French doors.

A review of building permits indicates the following exterior alterations to the property: termite and fungus repair at lower floor door sills and basement window sills (1973); enclosing the second floor back porch with new windows on the exterior wall (1975); adding a doorway to a secondary stair at the side yard, adding a metal egress stair to connect to a new third floor roof deck, enlarging the kitchen and adding a deck above the room, foundation repairs, and enlarging the family room windows above the garage (2003); replacing an existing garage door (2009), replacing brick foundation at garage and adding new slab on grade at garage (2011). Various other permits relate to interior remodeling projects.

Other apparent alterations include the insertion of integral garages on the north facade and, as mentioned previously, the addition of a two-story angled bay on the west side of the south facade, made between 1913 and 1938. An uncited house history created by the Victorian Alliance states that the garages replaced a former ballroom, and along with a bathroom were added in 1922. A breakfast room was constructed in 1926. It also states that the entry steps, paneled sides and front door are new.¹

The 1905 Sanborn indicates the southern bay on the east facade was then only one story in height, but it is shown as two stories on the 1950 map. In this respect, it should be noted that the 1905 Sanborn map shows two bay windows on this facade, the 1913 map shows only one, and the 1950 shows two. A partial view of the house included in a 1976 DCP Architectural Survey form indicates that new fenestration was

¹ The Victorian Alliance of San Francisco, "Platt House," Online information accessed 20 October 2014 from: <https://www.victorianalliance.org/house-tour/house-histories/emma-and-charles-platt-house/>

installed at the overhanging (northern) bay window on the east facade after 1975. The bay window at the second story of the north facade also appears to be an addition, likely associated with the 2003 alterations.

Pre-Existing Historic Rating / Survey

The subject property has not been assessed by any historic or architectural surveys and is not listed on any local, state or national registries. The subject property is therefore considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age. It is worth noting that ten properties on the subject block were assigned ratings by the 1976 Department of City Planning Architectural Survey. Two of these properties were also recorded in the 1960s Junior League survey, published in 1968 as *Here Today*.

Neighborhood Context and Description

200 Locust Street is located in San Francisco's Presidio Heights neighborhood, an area roughly bounded by Pacific Avenue on the north, Geary Boulevard on the south, Presidio and Masonic avenues on the east, and Arguello and 4th Avenue on the west. The area surrounding the subject property is overwhelmingly residential and characterized by formal, two- to three-story single-family dwellings. Construction dates for buildings located on the subject block range from circa 1890 to 1971, although most were constructed between circa 1895 and 1912. This is reflected in the architecture of the building stock, which includes examples of buildings designed with Queen Anne, Classical Revival, Colonial Revival, Tudor Revival and Shingle style influences. Many of these buildings are large, architect-designed residences featuring superior craftsmanship. The overall level of architectural integrity is very good to excellent.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☒ Yes ☐ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: n/a	Period of Significance: circa 1890 - 1930 ☒ Contributor ☐ Non-Contributor

Based on information attached to the Supplemental Information Form for Historic Resource Determination prepared by Left Coast Architectural History (dated 10 July 2014), information found in the Planning Department files, and research conducted on the Presidio Heights neighborhood, Preservation staff finds that the subject building is not individually eligible for listing in the California Register of Historical Resources, but does contribute to a California Register eligible historic district.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

For several decades following the Gold Rush, the area that today comprises Presidio Heights remained far removed from the more populous areas of the city. The most prominent early features of the area were several large cemeteries opened during the 1850s and 1860s. These included the Laurel Hill Cemetery, located south of California Street between Presidio and Parker avenues. By the early 1870s the cemeteries were served by two horse-drawn streetcar lines running out California and Post streets, both of which terminated at what is today Presidio Avenue. To the west, the primary transportation route in the area was the Point Lobos Road, today known as Geary Boulevard, which ran out to the Cliff House restaurant and hotel.

The primary catalyst for sustained development of Presidio Heights was the installation of new transportation lines which reduced travel times between the western portion of the city and downtown. In 1879, the California Street Cable Railroad extended its operations west from Fillmore Street to Presidio Avenue, largely to access the cemeteries. Other important early lines included the Geary Street, Park and Ocean Railroad, first developed in 1880. This cable car line followed Geary Boulevard to Presidio Avenue, where connection was made to a steam-powered streetcar line that continued west on Geary Street before turning south on 1st Avenue (today Arguello Boulevard) to access Golden Gate Park.

One of the Richmond district's largest landowners, Adolph Sutro, also financed construction of the Ferries & Cliff House Railroad, completed in 1888. This was another combination cable car and steam-powered operation that ran out California Street to Point Lobos. Within Presidio Heights, the turntable for the Ferries & Cliff House Railroad's cable cars was located on the north side of California Street between Locust and Laurel streets. During the early 1890s, the Market Street Railroad developed an additional cable car line running out Sacramento Street to 6th Avenue, with a car house located at the northwest corner of Sacramento Street and Presidio Avenue.

The installation of new streetcar lines was soon followed by street grading and other infrastructure improvements—as well as sustained residential development. By 1895, area residents had formed the Presidio Heights Club to lobby for improvements that included street paving and sidewalks. Sanborn maps published in 1899 indicate that the blocks north of California Street in Presidio Heights were typically five- to twenty-five percent built out, almost exclusively with one- or two-story single-family dwellings. Construction was much sparser adjacent to the Presidio, where some blocks remained almost wholly undeveloped.

Sanborn maps produced in 1905 indicate steady building activity, with the blocks between Sacramento and Washington streets ranging from approximately thirty- to ninety-percent built out. North of Washington Street, however, development remained relatively sparse. During this period, wood frame construction was dominant, although a few scattered homes featured brick construction, or brick/stone

veneers. Stylistically, many of these early buildings featured late-Queen Anne, Shingle (or First Bay Tradition), Craftsman/Arts and Crafts, and Colonial Revival style influences. Commercial development was rare, and almost wholly confined to the street frontages along California and Sacramento streets. A few institutional properties were also developed, including Hahnemann Hospital and Children's Hospital, both located near the intersection of Maple and California streets.

The neighborhood escaped severe damage during the 1906 Earthquake and Fire and soon attracted many new residents relocating from burned areas of the city. Numerous parcels were quickly subdivided, and the pace of development in Presidio Heights greatly intensified. Due in part to its proximity to public transportation, as well as its adjacency to the already upscale Pacific Heights neighborhood, Presidio Heights quickly earned a reputation as a decidedly fashionable neighborhood. This was enhanced by the creation of the nearby Presidio Terrace subdivision in 1906, which was designed as an exclusive enclave for some of the city's wealthiest residents.

A substantial number of the homes in Presidio Heights were architect designed and constructed with a superior level of craftsmanship. Master architects known to have worked in Presidio Heights include Bakewell and Brown, Walter Bliss, Ernest Coxhead, Albert Farr, Hyman & Appleton, Edgar Mathews, Bernard Maybeck, Julia Morgan, and Willis Polk, among others. Finer residences typically included front and side setbacks, frequently with associated site/garden walls. In terms of massing and siting, post-earthquake residences continued many of the patterns established prior to 1906, although stylistic shifts are evident in the growing popularity of Classical Revival and Period Revival style ornamentation. Construction materials also shifted, with stucco cladding becoming much more prevalent from the 1910s onward.

Residential construction slowed somewhat during World War I, but resumed during the 1920s as San Francisco and the rest of the United States participated in a sustained building boom. A major force for this growth was the advent of the private automobile, which facilitated the development of areas further away from streetcar lines. The popularity of the private automobile also led to changes in residential design, with most new homes featuring driveways and integral garages. One of the most frequent alterations for older homes in Presidio Heights is the addition of a "snout" garage within the front setback, or an integral garage at the raised basement level. Many buildings of the 1920s also feature Spanish or Italian stylistic influences, frequently grouped under the Mediterranean Revival sobriquet.

Another result of the 1920s construction boom in Presidio Heights was the redevelopment of some of the area's oldest residences—frequently smaller dwellings constructed early in the neighborhood's development. By 1930, the neighborhood had been essentially built out, although a few larger parcels—some of which included large homes—would subsequently be redeveloped during the late 1930s. This included the subject property, as well as clusters of late-1930s properties at the northwest corner of Spruce and Jackson Street, as well as the southwest corners of Presidio Avenue at Jackson Street and at Washington Street. Intermittent redevelopment of individual parcels also continued through the middle of the century. During this period prominent architects continued to design residences in Presidio Heights, including examples of high-style Modernism by Campbell & Wong, Gardner Dailey, Joseph Esherick, Erich Mendelsohn and William Wurster.

The first Sanborn fire insurance maps showing the subject block were produced in 1893 and indicate that it then included only one building which remains extant at 210 Locust Street. Nearby development was

likewise quite sparse. By 1899 development of the block had grown to include six buildings, four of which remain extant.

By 1905 development of the block had grown to include 12 buildings, all of which were single-family dwellings—including the subject building. The post-1906 period ushered in a wave of new development, and by 1913 Sanborn maps indicate the block was approximately ninety percent developed. This included the construction of the block's only multi-family dwelling: a six-flat building constructed in 1912 at 3535-3545 Washington Street. Only two vacant lots remained at this time, both of which would remain vacant until the 1940s.

Another pulse of development occurred just prior to World War II, when a circa 1895 dwelling was demolished and replaced with 3569 and 3573 Washington Street, constructed in 1939 and 1940 respectively. An older dwelling at the southwest corner of the block was also redeveloped in 1938 with a new house designed by master architect, William Wurster. Since that time, three other properties have been constructed, two on vacant lots, and one replacing a detached auto garage.

Considered as a whole, 200 Locust Street does not appear to be associated with significant events such that it would be individually significant under Criterion 1. Its construction is associated with broader construction trends in Presidio Heights during the early 20th century, but it does not appear significant or noteworthy within this context. Likewise, it does not appear to be part of a potential historic district significant for historic events. While development of the subject block was largely concentrated between circa 1895 and 1912, it does not singularly demonstrate any specific or important association with development of the Presidio Heights neighborhood.

It is therefore determined that 200 Locust Street is not eligible for listing in the California Register individually or as a contributor to a potential historic district under Criterion 1. However, this finding does not preclude the identification of other individual buildings or potential historic districts in the Pacific Heights neighborhood as significant under this Criterion.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past. According to the Supplemental Information for Historical Resource Evaluation Report prepared by Left Coast Architectural History, the subject property was constructed for Emma F. and Charles Platt. The latter served as 1st Vice President of J. A. Folger & Company, a prominent coffee and tea supplier founded in San Francisco in 1872. Mr. Platt began his work for the company in 1881 as a salesman, and was first elected as a member of the Board of Directors in 1884. He served as Vice President from 1887 until his retirement in 1916.² He was considered an expert on teas and in 1897 became a member of the U.S. Board of Tea Experts. During his tenure on the Board, Platt vigorously opposed regulations that gave the tea examiner of the Port of New York—which then managed sixty percent of the nation's tea imports—to have undue influence over decisions regarding tea quality. Platt presented petitions to the Secretary of the Treasury, and by 1900 the matter had become quite controversial with accusations that the tea examiner in New York was more lenient in assessing tea quality brought into that port versus that brought into the three other principal ports: San Francisco, Seattle and Tacoma.³ At this time, Platt lived at 402 Central Avenue (extant). Platt later served as a member of the National Tea Association of the

² *The Retail Grocers Advocate*, "Passing of Charles B. Platt," Vol. 24, No. 49, December 5, 1919, 7.

³ *San Francisco Call*, "This City's Tea Trade Menaced by False Tests," January 25, 1900, 5.

United States, founded in 1903. In 1913 President Taft appointed him as a member of the Board of Tea Examiners, which established standards for tea importation.

Charles Platt died in 1919 and his wife remained at the property until 1922 when it was sold to Marion and Lester Roth. Mr. Roth was a proprietor of the wholesale meat company, Roth and Blum Packaging Company, associated with the Butchertown area of slaughterhouses, tanneries and tallow works. The Roths lived at the property until 1932 when it was sold to Mary and John Wirtner, an agent for a saddle manufacturer. John Wirtner died in 1935, and his widow continued to own the property until 1938.

The property was subsequently sold to Manya and George Davidson. Mr. Davidson served as a plant manager for the Standard Oil Company of California. Trained as a chemist, Davidson was awarded several patents, and by the 1950s had risen to become a vice president and director of Standard Oil, in charge of manufacturing, engineering and research. In 1959, a Standard Oil tanker ship was named in his honor. Following his death in 1963, Manya Davidson continued to own the property until 1987. Subsequent owners have included Philip E. Howard, an attorney (1987-1993), and Elizabeth and Edwin Hetz (1993-2009).

Based on this review of owners, the persons most closely associated with the property were its first owner occupants, Emma and Charles B. Platt, who commissioned its construction and lived at the property for more than fifteen years. Charles B. Platt was clearly a successful businessman and a national expert on tea importation. He also appears to have been San Francisco's principal representative for the importation of teas. Given San Francisco's close relationship with Asia and the importance of the tea importation business in the city, Platt appears to qualify as a person whose life and career had a palpable impact on the commercial history of the city. However, Platt is most noted for his role in championing San Francisco's right to inspect teas in a manner equitable with that of the Port of New York, and these events occurred when he resided at 402 Central Street—rather than at the subject property. Thus, 200 Locust Street does not appear significant for its association with Charles B. Platt. Likewise, while the other owners of the property illustrate the predominately professional and affluent demographics of the Presidio Heights neighborhood, none appear to be persons important to local, state or national history such that the property would be individually eligible for historic listing under this Criterion.

It is therefore determined that 200 Locust Street is not eligible for listing in the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

As indicated by a notice in the June 15, 1904 edition of the *San Francisco Call*, 200 Locust Street was designed by the architect, William A. Knowles. The newspaper listing states:

"Emma F. Platt (owner) with W. L. Moore (contractor), architect William Knowles—All work for a two story attic and basement frame building on lot on SE corner of Washington and Locust streets ... \$9350."

William Andrew Knowles, Jr. (1879-1958) was born in New York received a degree in engineering from Stanford University in 1896. Between 1893 and 1895 he worked as a draftsman in the San Francisco office of architect, Clinton Day, and is also reputed to have worked with architects A. Page Brown and Edgar Mathews. In 1897 he opened his own practice, although he is known to have continued collaborating with

other architects. Many of his early works show the influence of the Shingle, or First Bay Tradition, style, although he also designed in a number of different styles, including Craftsman and period revival styles. Some of his earliest known works are located in Berkeley and include the Atterbury House on Le Conte Avenue (1898—McCrea & Knowles), the Bridgman House at 1715 La Loma Avenue (1899—Bridgman & Knowles), and the Burr Davy-Bolton House at 1700 La Loma Avenue (ca. 1900). Historian Richard Longstreth states that:

William Knowles was another popular designer of rustic houses in San Francisco and its suburbs. Knowles studied engineering at Stanford, then worked for Clinton Day, Brown and Mathews, entering practice for himself around the same time as Schnaitacher. The son of a contractor who had built several projects for Coxhead, Knowles became a friend of the older architect and emulated his work on a number of occasions.⁴

Some contemporary works of Knowles constructed in Presidio Heights and Pacific Heights during the same period include First Bay Tradition style residences at 3235, 3236 and 3240 Pacific Avenue (1910, 1905 and 1908 respectively—all listed in *Here Today*); as well as a residence at 3839 Jackson Street (1905). Following the 1906 Earthquake, Knowles for a time relocated his office to a building in Presidio Heights at 339 Spruce Street.⁵

Other works of Knowles during the early 1900s include the Wright Block in Berkeley at 2151-2165 Shattuck Avenue (1906), 123 Edgewood Avenue in San Francisco (1906), and the California Club in San Francisco (1907). He also served on the San Francisco Chapter of Architect Committee on Municipal Art in 1904.⁶ As noted in the Historical Resource Evaluation Report prepared by Left Coast Architectural History, Knowles was a regular architectural editor and contributing writer for *Architect & Engineer*, and thus his designs received frequent notice in that publication. This includes articles such as “Three Beautiful Homes, Some Features in Residential Architecture as Shown in Recent Work of Architect Knowles” (June 1905); “The Garden and the Bungalow” (November 1906); and an article about his home for R. L. Johns in Piedmont (February 1907).

Knowles designed several large estate homes in the East Bay, as well as Oakland’s Plymouth Congregational Church and a number of buildings in downtown Oakland. The latter include the Morgan & Peacock building at 1318-1324 Webster Street (1908); the East Bay Water Company building at 512 16th Street (1919); the Capwell-Bedell store at 1530-1532 Broadway (1922); the Dietz Building at 1200-1214 Webster Street (1922); the Surety Mortgage building at 416-420 15th Street (1922); the Roos Brothers store at 1500-1520 Broadway (1923); the 11-story Athens Athletic Club at 12th and Clay streets (1925); and the 13-story Elks Club at 19th and Broadway (1926). During the late 1920s Knowles worked as supervising architect for the Oak Knoll Country Club in Oakland. Based on this review of William A. Knowles, Jr.’s career, he appears to qualify as a master architect.

In a brief autobiographical sketch published in 1926 for his Stanford graduating class, Knowles wrote:

⁴ Richard Longstreth, *Four Architects in San Francisco at the Turn of the Century*, (Berkeley and Los Angeles: University of California Press, 1983), 309.

⁵ *San Francisco Chronicle* classifieds, April 29, 1906.

⁶ *San Francisco Chronicle*, “Local Architects Ask for the Work. Ask That the Mission Style Be Not Adopted for New School Buildings,” June 18, 1904, 13.

My life and interest have been centered about San Francisco Bay. At the start I managed to get some small houses to build. These led in time to more pretentious residences—then came apartments, industrial plants, churches, banks, and clubs. The Athens Athletic Club and the Elks Club, both erected in Oakland, are looked upon as my best efforts.

I was appointed Chairman of the Street-Opening Commission of Oakland, and after two years of study we succeeded in our recommendations. The downtown district is continually changing—according to our plans My two offices are in Oakland and in San Francisco.⁷

Architecturally, 200 Locust Street was designed in the Georgian Revival style, a subset of the Colonial Revival style, which emerged as a popular choice for the design of new homes in San Francisco's affluent neighborhoods at the turn of the 20th century—including both Presidio Heights and the nearby Pacific Heights neighborhoods. Some of the style's hallmarks include five-bay symmetrical facades with an accentuated center entry, multi-light windows, and the use of Classically inspired ornamental details. As described in the Historical Resource Evaluation Report prepared by Left Coast Architectural History, the building "is a strong example of the Georgian Revival style."

As one of architect William Knowles, Jr.'s early commissions, the subject property is quite different stylistically than the better-known First Bay Tradition style residences he designed during the same period. The design may reflect the influence and tastes of the clients, Charles and Emma Platt, although the subsequent arc of Knowles' career demonstrates that he—along with many architects of his generation—was comfortable working in a variety of styles.

Overall, the subject building does not appear to be one of the architect's more important works, nor does it appear to be a particularly fine example of Georgian Revival design. It was also not noted in prior historic surveys of the neighborhood. It does, however, include some architectural features that convey high artistic value—particularly the ornamentation at the primary entry. On balance, 200 Locust Street does not appear individually eligible for listing in the California Register under Criterion 3 as an example of a type or period, nor does it appear significant as an important work of William Knowles, Jr. However, the building does appear to be located within a larger California Register eligible historic district significant for its architecture.

In conjunction with earlier Historic Resource Evaluation Responses prepared for the Presidio Heights neighborhood, Planning Department staff conducted reconnaissance efforts and neighborhood research to identify the boundaries and character-defining features of the district. Based on these efforts, the most cohesive and intact concentration of architecturally significant properties is located along the northern edge of the neighborhood in an area roughly bounded by the Presidio on the north, Clay Street on the south, Presidio Avenue on the east and Arguello Boulevard on the west. This same general area was singled out in the Junior League survey published in 1968 as *Here Today San Francisco's Architectural Heritage* for containing "a remarkably large number of handsome houses. In this small area ... are a great many buildings that would be worthy of special mention were they in some other parts of the city."⁸ As

⁷ Sarah Comstock, ed., *Stanford '96: an Accounting in 1926*, (privately printed for the class, 1926), 175-176.

⁸ Roger Olmsted, T. H. Watkins et. al., *Here Today San Francisco's Architectural Heritage*, (San Francisco: Chronicle Books, 1968), 142.

noted previously, multiple properties on the subject block, as well as on adjacent blocks, were also noted in the 1976 Department of City Planning Architectural Survey.

The district is almost exclusively residential and primarily characterized by large, frequently formal, dwellings, typically two- to three-stories in height over a raised basement. The period of significance for the district is circa 1890 to 1930, although the vast majority of properties were constructed between 1905 and 1925. This is reflected in the architecture of the building stock, which includes a few scattered examples of late-Victorian (typically Queen Anne) architecture, but is most frequently characterized by Shingle (or First Bay Region), Arts & Crafts, Classical Revival, Colonial Revival, Georgian Revival, Tudor Revival, French Provincial and Mediterranean Revival design influences.

Although a variety of cladding materials and rooflines are present, the district exhibits an overall cohesive and consistent pattern of massing and setbacks, as well as an overall superior level of architectural detailing and materials. Collectively, the district also embraces one of the most significant concentrations of residences designed by master architects in San Francisco.

Within the district boundaries, the largest cluster of non-contributing properties is located along the south side of Washington Street between Cherry and Maple streets. Most of the properties along the south side of Pacific Avenue between Spruce and Laurel streets are not included within the district boundaries owing to prior alterations and the presence of numerous properties constructed outside the period of significance. Similarly, the properties located along the south side of Clay Street east of Laurel Street to Presidio Avenue are not included within the district. Conversely, along select intersecting streets, such as Arguello Boulevard, Maple, Spruce and Laurel streets, the district boundaries extend southward toward Sacramento Street.

The subject property, 200 Locust Street, was constructed within the identified period of significance for this district, and accords with the formal nature, scale and overall architectural quality of the district. It is therefore determined that 200 Locust Street is not individually eligible for listing in the California Register under this Criterion, but does contribute to a California Register eligible historic district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. The building is also unlikely to yield information important to history, such as evidence of unique building materials or methods.

It is therefore determined that 200 Locust Street is not eligible for listing in the California Register under Criterion 4.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

The subject property retains integrity of location and setting as it has never been moved and is largely surrounded by buildings that have historically been present in the area. It remains in use as a residence and thus retains integrity of association. The building's most prominent alteration consists of an angled bay addition located along the building's south facade that was constructed between 1913 and 1938. However, the fenestration and finishes of this addition are consistent with the building's overall design vocabulary, and the addition did not remove or obscure any of the building's principal ornamental features, which are concentrated on the west facade.

It is apparent that changes were also made to the bay windows on the rear (east) facade at various times, but these have not significantly changed the building's character. The bay window at the second story of the north facade is also likely an addition. Considered as a whole, though, the various alterations to the property have not significantly changed its historic character, and thus the building retains overall integrity of design, workmanship, materials and feeling, as it is able to readily convey association with its original construction.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character defining features of 200 Locust Street include the following:

- Overall form and massing
- Stucco cladding with quoins at the building corners
- Hip roof with shallow boxed eaves, molded fascia boards and gable dormers
- Ornamentation at the entry including a stone surround with Classical ornamentation that rises to the second story
- Symmetrical design of the primary facade
- Overall fenestration pattern characterized by multi-light, wood-sash casement windows (some with wood shutters) with a minority of double-hung and diamond-light glazed windows. The arched multi-light dormer windows with tracery pattern and pilaster surrounds are also character defining.

The general character-defining features of the California Register eligible Presidio Heights historic district include the following:

- Large, frequently formal dwellings constructed circa 1890 – 1930
- Typically two- to three-stories in height above a raised basement
- Frequent use of front and side setbacks with associated garden and/or site walls
- Overall superior level of architectural details and the use of high quality materials
- Gable and hip roof forms are most common

- Wood-sash windows (double-hung and casement) are most common
- Wood shingle, brick or stucco cladding materials are most common

CEQA Historic Resource Determination

- ☒ Historical Resource Present
- ☐ Individually-eligible Resource
 - ☒ Contributor to an eligible Historic District
 - ☐ Non-contributor to an eligible Historic District
- ☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: *Tina Tam*
Tina Tam, Senior Preservation Planner

Date: 11-12-2014

cc: Vimaliza Byrd, Environmental Division/ Historic Resource Impact Review File



View northeast toward the west facade
of 200 Locust Street (Google Maps)



View southeast toward the north facade
of 200 Locust Street (Google Maps)



Satellite view east showing 200 Locust Street (Google Maps)

SUTRO ARCHITECTS

01.21.2015

Gretchen Hilyard & Jonathan Lammers
Planning Department, City and County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103
Gretchen.hilyard@sfgov.org
Jonathan.lammers@sfgov.org

Via email attachment

Re: 200 Locust Street, historic resource evaluation

Dear Ms. Hilyard and Mr. Lammers,

Thank you very much for your Historic Resource Evaluation Response letter for 200 Locust Street, dated October 30, 2014.

We understand that the house is not eligible as an individual historic resource. We also understand that you have identified a potential historic district in the surrounding area to which the house would contribute. We are confident that the modifications we are proposing are compatible with the surrounding historical context in terms of mass, form, architectural detail and character.

To aid in the completion of your review and the next step, we have compiled two lists of information. One is a list of alterations that have been made to the building since its original construction that are not mentioned in your report, and two is a list illustrating how our proposed modifications are compatible with the Secretary of the Interiors Standards for Rehabilitation within the contributor classification. We are hoping that this may change the need for an HRER: Part II or aid in the Part II review process.

Additional information

- A. Upon review of your Historic Resource Evaluation Response, we noticed a few discrepancies that we have listed here.
 1. Page 1, paragraph 3
 - a. The stonework at the entry was modified in 2003 to reflect a different finish than the original. (see attached West side photo and historic photo from the SF History Center)
 2. Page 2, paragraph 1
 - a. In addition to the casement window in the gabled dormer on the north facade, which you have noted as being non-historic, the dormer itself, the second story projecting bay, windows, and Juliette balconies on that facade are also non-historic. (see North side photo)

SUTRO ARCHITECTS

3. Page 2, paragraph 3-4

- a. Additional alterations that occurred in 2003 and are non-historic in character include:
 - a.i. Faux stone finish applied to existing quoining at corners of house (see North side photo and historic photo)
 - a.ii. Faux stone finish and modifications to stone entry and surround (see West side photo and historic photo)
 - a.iii. New front door and wood paneling surround at front door
 - a.iv. Shutters at all windows on First and Second floors (see West side photo and historic photo)
 - a.v. Chimney at Southwest corner of house added (see West side photo)
 - a.vi. New French doors and Juliette balconies at the first story of the north facade replaced windows
 - a.vii. New casement windows replaced double-hung above primary entry on second story of west façade (see North side photo)

B. We have also compiled a list of our proposal's characteristics in relation to the character defining features that you have identified for the potential district (page 11). We feel that these characteristics are consistent with the Secretary of the Interiors Standards for Rehabilitation, compatible with other properties within the potential district, and do not have an adverse impact on the integrity of the historic district.

- 1. Scale and massing of the building will remain the same. Formal organization of primary (Locust Street) facade will be preserved.
- 2. Setbacks and planted area along primary facade will be retained.
- 3. Historicism will be retained. Although fine-grain elements of the house will be altered, they will be in keeping with the existing Georgian Revival style and will continue to enforce a historic aesthetic within the potential district.
- 4. Although the roof form will be changed from hip to mansard, the new configuration continues to be appropriate to the Georgian Revival style, has historical reference, and is not only found elsewhere in the potential district but dominant on Locust Street (four of the five houses on Locust Street currently have similar mansard rooflines).
- 5. Windows will be of casement configuration, in keeping with a common type found throughout the potential district.
- 6. Stucco cladding will be maintained and is in keeping with identified common materials elsewhere in the potential district.
- 7. Changes in the number of dormers on the west and south sides of the roof will add symmetry, while the changed form from gabled to arched will still be in keeping with the Georgian Revival style, which often used segmental arch forms in pediments, window surrounds, and other details.

SUTRO ARCHITECTS

8. Changes to the entry surround will also maintain the Georgian Revival aesthetic by retaining a simplified Classical appearance.

Please let us know your thoughts and any questions you might have. We appreciate your time!

Sincerely,

Stephen Sutro, Melissa Kim

CC: Jeff & Claire Fluhr



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date November 13, 2015
Case No.: 2014.1081E
Project Address: 200 Locust Street
Zoning: RH-1 (Residential, House, One Family)
40-X Height and Bulk District
Block/Lot: 0995/014
Date of Review: October 30, 2014 (Part I)
November 13, 2015 (Part II)
Staff Contact: Alexandra Kirby (Preservation Planner)
(415) 575-9133
alexandra.kirby@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

Constructed in 1904 by architect William A. Knowles, the subject building at 200 Locust Street is a single family residence located on the southeast corner of Locust and Washington Streets in the Presidio Heights neighborhood of San Francisco. The subject property is not currently listed in any local, state or national historical registers.

As stated in the Historic Resource Evaluation Response, Part I (dated October 30, 2014), the Department has determined that the subject property is eligible for inclusion on the California Register as a contributor to an eligible Presidio Heights Historic District under Criterion 3 (Architecture). The character-defining features of the eligible Historic District include:

- Large, frequently formal dwellings constructed circa 1890 – 1930;
- Typically two- to three-stories in height above a raised basement;
- Frequent use of front and side setbacks with associated garden and/or site walls;
- Overall superior level of architectural details and the use of high quality materials;
- Gable and hip roof forms are most common;
- Wood-sash windows (double-hung and casement) are most common;
- Wood shingle, brick or stucco cladding materials are most common.

The character defining features of 200 Locust Street include the following:

- Overall form and massing;
- Stucco cladding with quoins at the building corners;
- Hip roof with shallow boxed eaves, molded fascia boards and gable dormers;

- Ornamentation at the entry including a stone surround with Classical ornamentation that rises to the second story;
- Symmetrical design of the primary facade
- Overall fenestration pattern characterized by multi-light, wood-sash casement windows (some with wood shutters) with a minority of double-hung and diamond-light glazed windows. The arched multi-light dormer windows with tracery pattern and pilaster surrounds are also character defining.

200 Locust Street is considered a "Category A.2 – Historical Resource" (Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

Proposed Project

☐ Demolition

☒ Alteration

Per Drawings Dated: June 15, 2015 by Sutro Architects.

Project Description

The subject property is occupied by a two-and-a-half-story over partial raised basement, wood-frame, single-family residence constructed in 1904 and designed in the Georgian Revival style. The building is rectangular in plan, clad with smooth stucco, and capped by a hip roof with multiple gable dormers. It is slightly recessed from the sidewalk, and the perimeter of the property includes landscaping and a low, non-historic metal fence interspersed with brick piers.

The proposed project is to remodel the interiors, construct a new, off-set mansard roof form with dormers, expand window openings and insert new wood-sash casement windows, and construct a horizontal rear addition at the first and second story. New materials will include wood-frame windows with painted trim, and stucco siding.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☐ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff finds that the proposed project will not cause a significant adverse impact to the eligible Historic District. The proposed project includes the alteration of character-defining features of the subject building and district while continuing to relate to the surrounding eligible district in mass, scale, and materials. Overall, the proposed project does not meet the Secretary of the Interior's Standards for Rehabilitation.

The following is an analysis of the proposed project per the applicable *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards):

Standard 1.

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The proposed project does not involve a change of use from the subject property's existing use as a single-family residence.

Therefore, the proposed project does comply with Rehabilitation Standard 1.

Standard 2.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The proposed new roof form will alter an important character-defining feature and the spatial relationship of the subject building and its surroundings. The majority of roof forms in the district and immediate vicinity are hipped, gabled, or feature a false hip or gable to conceal a flat roof. The few mansard roofs in the vicinity date to 1928 – 1930 and cap vertically-oriented, mid-block properties. The proposed project will remodel the historic façade of the subject building and alter the overall pattern of solid-to-void ratios by expanding window openings. The proposed façade alterations will be stylistically compatible in design with the surrounding district. These changes will result in alterations of distinctive features that characterize the subject property, although its relationship to the historic district will remain intact.

Therefore, the proposed project does not comply with Rehabilitation Standard 2.

Standard 3.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed roof form will create a false sense of historicism for the subject building as it is introducing a new, yet historically referential roof form that is not in keeping with the character-defining roof of the historic property, and refers to a much later period of development. The proposed alteration will be prominently visible due to the location of the subject property at a corner lot and does not provide a typical termination at the cornice, nor are the proportions in keeping with historic mansard roofs in the district.

The proposed façade alterations will read as a modernized design in material and the scale of detailing in the fenestration. The use of wood sash windows and stucco siding will nod to the details found within

the eligible district, although they will not imply a false sense of history for the building as they are simple in design and would not convey a false sense of historicism.

Therefore, the proposed project does not comply with Rehabilitation Standard 3.

Standard 5.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed project includes removal of historic materials on the primary (west) facade that will alter the materials and appearance of the primary facade. The proposed alterations will be visible from the public right-of-way and will result in the removal of distinctive materials, features, and finishes on the subject property, although the proposed design will be compatible with the surrounding district and sensitive to the design and materials in the area.

The proposed mansard roof will remove and inappropriately replace the historic, character-defining hipped roof.

Therefore, the proposed project does not comply with Rehabilitation Standard 5.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed project includes a redesign of the primary (west) façade through removal of existing historic materials and features of the historic property. The proposed work will be slightly differentiated as contemporary through the use of materials and the ratio of solids to voids, and will feature elements that are compatible with the historic surroundings of the subject property or surrounding historic district in material and scale.

The proposed roof would destroy the existing historic hipped roof and alter how the property spatially relates to the surrounding neighborhood. The proposed new mansard roof will be clearly differentiated from the main volume of the historic property as a new addition; however, it would inappropriately introduce a historic new roof form rather than reading as a contemporary addition.

Therefore, the proposed project does not fully comply with Rehabilitation Standard 9.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed façade remodel will permanently alter the materials and proportions of the primary façade of the subject building, the new roof would require demolition of the existing roof form, and the proposed horizontal addition will slightly alter the massing and scale of the building. In the unlikely

event that the additions were later removed, the historic features would need to be reconstructed in order to revert to its previous character.

Therefore, the proposed project does not comply with Rehabilitation Standard 10.

Summary

Overall, the Department finds that the project is not consistent with the *Secretary of the Interior Standards for Rehabilitation*, which emphasizes retention of character-defining features and sensitive change that minimally impacts these features. As proposed, the project at 200 Locust Street will remove a contributing property from the eligible Historic District; this loss has been found to not pose a significant adverse impact to the eligible district, as defined by CEQA.

The subject block face is composed of eighteen residences constructed between 1905 and 1912, predominantly designed in the Mediterranean Revival style. The proposed alterations will not impact the character of the eligible historic district despite the loss of the property's character defining features and massing. The subject property will relate to the surrounding character of the district through its compatible materials including stucco siding and wood frame windows. The characteristic elements of the eligible district as a whole will be preserved despite the proposed changes to the subject property.

The loss of a single resource within the context of the eligible Historic District would not constitute a significant impact to the district as it is a small percentage of the overall district, which is roughly bounded by the Presidio on the north, Clay Street on the south, Presidio Avenue on the east and Arguello Boulevard on the west.

In order to meet the Standards, the proposed project should be revised as follows:

1. **Roof design.** The surrounding district features roof forms capped with hipped roofs, side gables, or pronounced cornices. The proposed project introduces an out-of-scale roof form that does not relate to the historic property and conveys a false sense of history. Please retain a hipped roof form that is appropriately scaled to the subject building.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 11-20-2015

cc: Monica Huggins, Environmental Division/ Historic Resource Impact Review File

AK: G:\Preservation\200 Locust_HRER_Part II.doc





SFPL photo



SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

DEC 29 2015

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
567 47th Avenue		1497/016A	
Case No.	Permit No.	Plans Dated	
2015-007103ENV		5/08/2015	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Add third story and roof deck/stair penthouse to existing two-story single-family home. Excavate ground level to increase habitable area.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

☒	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 - New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an <i>Environmental Application</i> with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR dated 11/25/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Alexandra Kirby	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: A. Kirby		Signature: Alexandra Kirby
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Digitally signed by Alexandra Kirby DN: cn=org, o=cityplanning, ou=City Planning, cn=Alexandra Kirby, email=Alexandra.Kirby@sfgov.org Date: 2015.12.14 17:33:00 -08'00'
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	11/24/2015	Date of Form Completion	11/24/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Alexandra Kirby	567 47th Ave	
Block/Lot:	Cross Streets:	
1497/016A	Geary Blvd and Anza Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2015-007103ENV

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration
		☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	5/8/2015
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PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation submitted by Tim Kelley Consulting July, 2015.	
The proposal is to construct a vertical expansion above the existing two-story residence.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
		☐ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:		Period of Significance:	
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

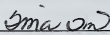
* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

567 47th Avenue was constructed in 1938 by Herman Christensen, a developer who constructed single family homes throughout the city, primarily in the Sunset and Richmond Districts. It was designed by architect C.O. Clausen, who collaborated with Christensen throughout the 1930s. Christensen and Clausen developed the eight adjacent buildings (563 - 595 47th Avenue). The two-story single family residence features a low false hipped roof with a prominent chimney at the front facade, a central french door with a small balconette and tri-pane casement windows that wrap around the facade to the side setback with speedlines running horizontally across the upper level. The main entrance is set back on the south facade and accessed via a transitional side stair with a security gate. The garage is deeply recessed with original wood double doors. The permit history primarily entails minor repair work, and overall the property appears to have a high degree of integrity.

Based on historic research conducted by the applicant and preservation planning staff, 567 47th Avenue does not appear to be individually eligible for the California Register under Criteria 1 (Events), 2 (Persons), or 3 (Architecture). The building is an example of tract housing built in the Outer Richmond neighborhood from the late 1920s through the 1940s, and is a non-distinct example of this common housing type. None of the owners or occupants appear to have been significant to our local, regional or national past.

The subject property is not located within the boundaries of any previously identified historic districts. Although 80% of the subject block was developed between 1938 and 1939, likely by one developer, the mixed design, detailing, and integrity of the surrounding properties do not rise to a level of notable significance within the context of the Outer Richmond District. However, the east side of 47th Avenue (506 - 530 47th Avenue) does appear to be potentially eligible as a historic district as a distinctive developer tract featuring highly expressive period revival design constructed circa 1933 with original landscaping and a high degree of integrity. The west side of 47th Avenue, on which the subject property is located, is not individually distinctive or representative of the area that would qualify it as an eligible historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	11-25-2015





SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

DEC 29 2015

CEQA Categorical Exemption Determination

SAN FRANCISCO
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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
274 Duncan Street		6593/015	
Case No.	Permit No.	Plans Dated	
2015-009106ENV	201508275398	7/10/2015	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Proposed renovation and addition to (E) 2-story 2-unit house to a 4-story 2-unit house. Alterations & additions to 1st & 2nd floors. Addition of 2 levels. 1st floored to be lowered by 4'.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an <i>Environmental Application</i> with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): PTR form dated 12/21/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greiving	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Justin A Greiving		Signature:
Project Approval Action: Building Permit It Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Justin Greiving Digitally signed by Justin Greiving DN: c=us, o=sfgov, ou=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greiving, email=Justin.Greiving@sfgov.org Date: 2015.12.21 15:03:43 -0800
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date:		Date of Form Completion	12/17/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	274 Duncan Street	
Block/Lot:	Cross Streets:	
6593/015	Church and Dolores streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-009106ENV

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration
		☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	7/10/2015
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PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by Tim Kelley Consulting (dated June, 2015)	
Proposed Project: Renovation and addition to (E) 2-story 2-unit house to a 4-story 2-unit house. Alterations & additions to 1st & 2nd floors. Addition of 2 levels. 1st floored to be lowered by 4'.	

PRESERVATION TEAM REVIEW:			
Historic Resource Present		☐ Yes	☒ No *
		☐ N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:	n/a	Period of Significance:	n/a
		☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

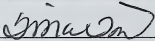
PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation prepared by Tim Kelley Consulting (dated June, 2015) and information found in the Planning Department files, the subject property at 274 Duncan Street contains a single-story over garage wood-frame two-family residence constructed in 1882 (source: water tap record). This simple flat-front Italianate building was likely constructed as one in a row of 8 identical residences that received water tap hook-ups in 1882. While the original contractor and architect are unknown the first owners and occupants were Ambrose and Henrietta Kehrer. Ambrose owned a barber shop on Mission Street. Known exterior alterations include front step replacement (1963), and window repair/replacement (1992). Upon visual inspection it appears that the house was raised and a garage inserted, and a bay window was added to the primary façade at a later unknown date. Additionally it appears that some details above the entry may be conjectural and do not match the entryways of the surrounding buildings.

No known historic events occurred at the subject property (Criterion 1). As one of 8 properties constructed at the same time in 1882 the property itself is not of individual importance to the early development of Noe Valley despite its construction date. None of the owners or occupants have been identified as important to history (Criterion 2). The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. Although the subject property is representative of an early architectural style for San Francisco, this simple Italianate building has seen numerous alterations that make it difficult to determine if the building in its unaltered form would be individually significant for its architecture.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Noe Valley neighborhood. While as a whole the 8 flat front Italianate residences constitute a strong uniform building wall, the individual properties do not retain sufficient integrity to communicate their importance as early flat-front Italianate buildings constructed during Noe Valley's early residential development. All 8 properties have had garages added, almost all have had their original windows replaced with incompatible materials and opening sizes, while others have incompatible siding materials added. It should be noted that a number of properties across the street may be individually eligible or as a historic district given their high level of architectural detailing and integrity.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	12-21-2015

274 Duncan Street



274 Duncan Street, view north of south façade (primary elevation), (google street view)



8 properties along the north side of Duncan Street appear to be the same construction date and by the same unknown contractor, however they do not retain sufficient integrity to communicate significance as historic resources, (google street view)



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SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

DEC 29 2015

SAN FRANCISCO
PUBLIC LIBRARY

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1644 Great Highway		1895/033
Case No.	Permit No.	Plans Dated
2015-010355ENV	201511253655	8/7/15 and 7/30/15
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction
		☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Renovate existing two-story single-family residence. Expand and convert third floor attic level into habitable space and add deck at front of third floor. Remove front and rear decks at second floor. Expand first floor at front by enclosure of entry foyer and at rear. Replace all windows and exterior finishes. Existing rear cottage interior to be renovated with new exterior finishes and windows.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 - New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 12/21/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Justin Greving	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Justin A Greving		Signature: Justin Greving
Project Approval Action: Building Permit It Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Digitally signed by Justin Greving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2015.12.21 15:31:04 -08'00'
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco, CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	12/14/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	1644 Great Highway	
Block/Lot:	Cross Streets:	
1895/033	Lawton and Moraga streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-010355ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	8/7/2015
------------------------------------	----------

PROJECT ISSUES:
☒ Is the subject Property an eligible historic resource?
☐ If so, are the proposed changes a significant impact?
Additional Notes:
Submitted: Supplemental Information for Historic Resource Determination prepared by Devi Dutta-Choudhary (dated August 7, 2015)
Proposed Project: 3rd flr expansion and deck addition. Remove 2nd flr front and rear decks. 1st flr front and rear expansion. Replace windows and finishes. Replace windows and finishes of (e) rear cottage.

PRESERVATION TEAM REVIEW:	
Historic Resource Present	☐ Yes ☒ No * ☐ N/A
Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: n/a	Period of Significance: n/a
☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

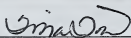
* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Devi Dutta-Choudhury (dated August 7, 2015) and information found in the Planning Department files, the subject property at 1644 Great Highway contains a two-story wood-frame single-family residence constructed in 1906 and a small rear cottage constructed at an unknown date (source: assessor's record). According to early block book maps the property was owned at the turn of the twentieth century by Sol Getz and Sons. As early as 1905 the property and the adjacent property to the south (at 1648 Great Highway), were one lot owned by Joseph and Alma Keith. Although there is a water tap for 1644 Great Highway dated August 18th, 1904, it is unclear which building the water tap corresponds to. By 1908 the two addresses show up in city directories and the Keith's lived at 1648 Great Highway while renting the subject property out to Edward Johnston, manager of Eilers Music Co. Known exterior alterations include construction of a sun deck (1970), termite repair (1970), replacement of redwood siding with cedar shingles (1982), rear deck and stair repair (1994), front balcony repair (1998), reroofing (1998), window replacement of five wood windows with composite windows (2005), and replacement of two windows "in kind" (2008).

1644 Great Highway was previously surveyed as part of the Oceanside Survey II and was given a status code of 7R indicating additional information was needed to determine eligibility of the property.

No known historic events occurred at the subject property (Criterion 1). The subject property was one of the early beach cottages constructed in the Oceanside neighborhood (also referred to as Carville), during the turn of the twentieth century. As part of the Oceanside II Survey a number of other properties in the neighborhood were evaluated and determined to be eligible as beach properties. In contrast with other properties that retain a high degree of integrity, such as the Colonial Revival house located at 1648 Great Highway, or the simple vernacular hipped roof cottage at 1545 47th Avenue, the subject property is of questionable integrity given the alterations that have taken place over time. As such other properties have already been identified that better represent Oceanside's early twentieth century history as a beachside resort. The rear cottage was also evaluated as a potential Earthquake Shack, however the dimensions and structural framing of the building are not consistent with those of Earthquake Shacks.
(see continuation sheet)

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	12-21-2015

(Continued from page 2)

None of the owners or occupants have been identified as important to history (Criterion 2). Although Alma Keith had a colorful history as a well-known milliner who sought a divorce from her husband and was eventually committed to an insane asylum, the subject property was likely a rental property and city directories indicate the Keith's lived in the more elaborate Colonial Revival house to the south. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. Given the substantial alterations that have taken place over time it is unclear which elements date to its construction and building permits indicate that a substantial number of windows were replaced, the cedar shingle siding may not be original, and the construction of a front deck largely obscures the primary façade.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Oceanside neighborhood in the Outer Sunset. The neighborhood was previously surveyed and while a number of individual properties were identified as being individually eligible for their architecture, as a whole the subject block exhibits a wide range of construction dates and an eligible district was not identified.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.





1644 Great Highway – View east of west (primary) façade (SF Planning Department)



1644 Great Highway – View east of west (primary) façade of rear cottage (SF Planning Department)





SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

DEC 29 2015

CEQA Categorical Exemption Determination

SAN FRANCISCO
PUBLIC LIBRARY

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2044 Great Highway		2168/007C	
Case No.	Permit No.	Plans Dated	
2015-014783ENV		10/30/2015	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Interior remodel and third-story addition to existing two-story single-family home. Replace front facade.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form dated 12/21/15
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Natalia Kwiatkowska	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Natalia Kwiatkowska		Signature: Natalia Kwiatkowska
Project Approval Action: Building Permit It Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Digitally signed by Natalia Kwiatkowska DN: c=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Natalia Kwiatkowska, email=Natalia.Kwiatkowska@sfgov.org Date: 2015.12.22 10:04:50 -0800
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:





SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date: _____ Date of Form Completion: 12/16/2015

PROJECT INFORMATION:		
Planner:	Address:	
Natalia Kwiatkowska	2044 Great Highway	
Block/Lot:	Cross Streets:	
2168/007C	Pacheco Street & Quintara Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2015-014783ENV

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW: 8/21/2015

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by VerPlanck Historic Preservation Consulting (dated October 27, 2015)	
Proposed Project: One-story vertical addition to the existing one-story-over-garage single-family dwelling, replacement of front facade, replacement of garage, and interior remodel.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:	N/A	Period of Significance:	N/A	
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Refer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

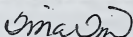
PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by VerPlanck Historic Preservation Consulting (dated October 27, 2015) and information found in the Planning Department files, the subject property at 2044 Great Highway contains a one-story-over-garage, wood-frame, single-family dwelling designed in the Minimal Traditional style. The building was constructed in 1946 (source: original building permit) by residential architect Charles O. Clausen and real estate developer Gustave Moeller of Gus Moeller & Sons. The house features a second story bay at the front facade capped with a flat roof with a combination hipped and front gable parapet. The property passed ownership several times before being occupied by owners Francis L. and Jane R. Mullally in 1951. Francis L. Mullally, a San Francisco firefighter lived in the house with his wife Jane, a singer and band member, until 1995. Known exterior alterations to the property include replacement of windows with anodized aluminum windows (1979 & 1986). Addition visual inspection reveals that the windows at the front facade have been replaced with fixed and sliding vinyl windows at an unknown date.

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. The subject property was designed by Charles O. Clausen, a known architect in the city; however, the building is a nondescript example of a Minimal Traditional style single-family residence from the 1940s.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Outer Sunset neighborhood on a block that exhibits a variety of architectural styles and construction dates. The subject building is part of a grouping of six buildings constructed in 1946 by developer Gus Moeller & Sons and architect Charles O. Clausen, three of them including the subject property facing Great Highway, as well as three houses on the corresponding lots to the east, facing 48th Avenue. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	12-21-2015



8: front façade, subject property, 2044 Great Highway



SAN FRANCISCO PLANNING DEPARTMENT

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DOCUMENTS DEPT

DEC 29 2015

CEQA Categorical Exemption Determination

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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
4466 24th Street		2828/016A	
Case No.	Permit No.	Plans Dated	
2015-014612ENV		10/13/2015	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Addition/alteration to existing single-family home with one vehicle parking space. Two-level vertical addition, horizontal rear addition, addition of a roof deck, and alteration of existing front façade. Add one dwelling unit to create new two-unit dwelling with two vehicle parking spaces.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☒	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☒	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☒	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	
No archeological effects. Project will follow recommendations of 10/17/15 Kevin O'Connor geotechnical report.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): PTR form dated 12/21/15
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Natalia Kwiatkowska	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.				
☒	No further environmental review is required. The project is categorically exempt under CEQA.				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">Planner Name: Natalia Kwiatkowska</td> <td style="width: 50%; padding: 5px;">Signature:</td> </tr> <tr> <td style="padding: 5px;"> Project Approval Action: Building Permit It Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. </td> <td style="padding: 5px;"> Natalia Kwiatkowska Digitally signed by Natalia Kwiatkowska DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Natalia Kwiatkowska, email=Natalia.Kwiatkowska@sfgov.org Date: 2015.12.22 09:53:37 -0800 </td> </tr> </table>		Planner Name: Natalia Kwiatkowska	Signature:	Project Approval Action: Building Permit It Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Natalia Kwiatkowska Digitally signed by Natalia Kwiatkowska DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Natalia Kwiatkowska, email=Natalia.Kwiatkowska@sfgov.org Date: 2015.12.22 09:53:37 -0800
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Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.					

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	12/10/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Natalia Kwiatkowska	4466 24th Street	
Block/Lot:	Cross Streets:	
2828/016A	Grand View Ave & Hoffman Ave	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2015-014612ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	10/13/15
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PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Tim Kelley Consulting (dated August 2015).	
Proposed Project: Change of Use from 1 to 2 dwelling units, 2-story vertical addition to existing 1-story-over-garage single-family dwelling, rear horizontal addition, and front facade alterations.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:	N/A	Period of Significance:	N/A	
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

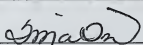
PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Tim Kelley Consulting (dated August 2015) and information found in the Planning Department files, the subject property at 4466 24th Street contains a one-story-over-garage, wood-frame, single-family dwelling designed in the Minimal Traditional style. The building was constructed in 1955 (source: original building permit) by Thomas McCormick, a general contractor. The original owner and occupant was Donald W. and Matea A. VanHorn, a manager and office secretary. Known exterior alterations to the property include the addition of a fireplace (1956), reroofing (1991), interior renovations (2009), new window opening and reworking existing deck (2009), expansion of deck into rear yard (2010) and reroofing (2012). Additional visual inspection reveals that the original windows were replaced sometime between 2009 and 2011.

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The VanHorn family has not been determined to be of any particular historic importance. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. The subject property is a nondescript example of a Minimal Traditional style single-family residence from the 1950s.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Noe Valley neighborhood on a block that exhibits a variety of architectural styles, construction dates, and later alterations to the earliest buildings. The subject building is part of a grouping of four buildings constructed in 1956, which together do not comprise significantly unified buildings. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	12-21-2015

Photographs of Subject Property



Primary façade, 4466 24th Street



SAN FRANCISCO PLANNING DEPARTMENT

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DOCUMENTS DEPT

DEC 29 2015

CEQA Categorical Exemption Determination

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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1369-1371 Sanchez Street		6579/027	
Case No.	Permit No.	Plans Dated	
2015-007765ENV		05/12/2015	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Reconfigure existing two-unit residence. Relocate unit 1 from second floor to ground floor. Combine habitable space on second and third floors into one residential unit. Fill in alley space/ side yard at south front of building on all floors. Add roof deck.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an <i>Environmental Application</i> with a Phase I

	Environmental Site Assessment. Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): per PTR form dated 12/21/2015
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Gretchen A. Hilyard		Signature:
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: cn=gov, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date: 2015.12.22 09:29:59 -0800
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required. CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	Date of Form Completion	12/8/2015
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PROJECT INFORMATION:

Planner:	Address:	
Gretchen Hilyard	1369 Sanchez Street	
Block/Lot:	Cross Streets:	
6579/027	Cesar Chavez and 27th Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2015-007765ENV

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration
		☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	Received 6/22/2015
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PROJECT ISSUES:

☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information Form for Historic Resource Determination by William Pashelinsky (dated 10/10/15) and research by Tim Kelley Consulting (dated 4/15)	
Proposed project: REMODEL FRONT ELEVATION/HORIZ. ADDITION AT SOUTH. PROVIDE 3 NEW BEDRMS & 2 NEW BATHRMS AT 3/F; REMODEL KITCHEN & ADD VANITY AT 2/F; RELOCATE UNIT #1 FROM FROM 2ND TO 1ST FLOOR; NEW ROOF DECK.	

PRESERVATION TEAM REVIEW:

Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

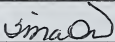
According to the information provided in the Supplemental Information Form prepared by William Pashelinsky (dated October 10, 2015), research by Tim Kelley Consulting (dated April 2015), and additional research by staff, the subject property at 1369 Sanchez is not an eligible historic resource.

1369 Sanchez Street contains a two-story over garage, wood frame, multi-family residence originally constructed in 1883 by an unknown architect. The building was likely originally constructed as a flat-front Italianate residence and was remodeled in the Art Deco style in 1935. Permit records and visual inspection indicate that the subject property underwent the following alterations: stucco front façade (1935), repair stairs and landings (1984).

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is a mostly intact example of a Victorian-era residence modified with an Art Deco façade in 1935. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located at the southern edge of the Diamond Heights neighborhood on a block contains buildings primarily constructed in the bay-front and flat front Italianate architectural styles from 1900 to 1947. According to Tim Kelley Consulting, the block exhibits some conformity, but several of the building, including the subject building, have been heavily modified from their original appearance. The area does not appear to qualify as a historic district under Criterion 3 (Design).

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	12-21-2015

ns of Subject Property



Primary façade, 1369-1371 Sanchez Street.

ns of Subject Property



Primary façade, 1369-1371 Sanchez Street.



SAN FRANCISCO PLANNING DEPARTMENT

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DEC 29 2015

CEQA Categorical Exemption Determination

SAN FRANCISCO
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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
354 Lisbon Street		6081/010	
Case No.	Permit No.	Plans Dated	
2015-014560ENV		10/03/2015	
☒ Addition/ Alteration	☐ Demolition (requires HIRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Interior remodel and alterations to existing single-family home. Raise building 3'-6". Horizontal rear addition. Remodel front facade and entry and replace windows. Scope of work includes interior work done under building permit 201407181582 and legalization of horizontal and vertical expansions done beyond the scope of building permit 201407181582.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): PTR form dated 12/21/15
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Natalia Kwiatkowska Digitally signed by Natalia Kwiatkowska DN: cn=Natalia Kwiatkowska, email=Natalia.Kwiatkowska@sfgov.org, o=City of San Francisco, ou=San Francisco Planning Department, serial=121222-0800	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Natalia Kwiatkowska		Signature: Natalia Kwiatkowska Digitally signed by Natalia Kwiatkowska DN: cn=Natalia Kwiatkowska, email=Natalia.Kwiatkowska@sfgov.org, o=City of San Francisco, ou=San Francisco Planning Department, serial=121222-0800
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Preservation Team Meeting Date:	Date of Form Completion
	12/10/2015

PROJECT INFORMATION:		
Planner:	Address:	
Natalia Kwiatkowska	354 Lisbon Street	
Block/Lot:	Cross Streets:	
6081/010	Brazil & Persia Avenues	
CEQA Category:	Art-10/11:	BPA/Case No.:
B	N/A	2015-014560ENV

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration
		☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	10/3/15
-----------------------------	---------

PROJECT ISSUES:
☒ Is the subject Property an eligible historic resource?
☐ If so, are the proposed changes a significant impact?
Additional Notes:
Submitted: Supplemental Information for Historic Resource Determination prepared by VerPlanck Historic Preservation Consulting (dated May 2015).
Proposed Project: Raise building 3'-6", three-story horizontal addition at rear, remodel front facade and entry, replace existing windows, and interior remodel, additions and alterations.

PRESERVATION TEAM REVIEW:	
Historic Resource Present	☐ Yes ☒ No * ☐ N/A
Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: N/A	Period of Significance: N/A
	☐ Contributor ☐ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

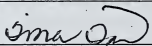
PRESERVATION TEAM COMMENTS

According to the Supplemental Information for Historic Resource Determination prepared by Chris VerPlanck (dated May 2015) and information found in the Planning Department files, the subject property at 354 Lisbon Street contains a two-story-over-basement wood-frame single-family residence designed in the Queen Anne style. The building was constructed in 1905 (source: Water Tap Records) by an unknown architect/builder. The house features a flat front building wall with a front facing gable roof. The original owner and occupant was William J. Wright, a city worker who lived in the house with his wife Lou and children. Known exterior alterations to the property include the addition of a garage in the basement (1930), replacement of stairs and decking (1999 & 2002), reroofing (2002), removal of kitchen and bathroom in basement (2014), and addition of rooms at basement and two skylights in attic (2014). It appears there have been unpermitted alterations including the enclosure of the front porch (ca. 1960), replacement of the original wood, double-hung wood windows with vinyl windows (ca. 2000), and raising the existing building, and recladding majority of the building with imitation wood siding (ca. 2014-2015).

No known historic events occurred at the subject property (Criterion 1). The subject property was built in the Excelsior neighborhood right before the 1906 Earthquake and Fire. None of the owners or occupants have been identified as important to history (Criterion 2). The Wright family has not been determined to be of any particular historic importance. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. The subject building is a substantially altered example of Queen Anne style architecture.

The subject property is not located within the boundaries of any identified historic district. The subject property is located within the Excelsior neighborhood on a block that exhibits a great variety of architectural styles and construction dates. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	12-21-2015



354 Lisbon Street. Source: Google Streeview, July 2014



354 Lisbon Street. Source: Google Streeview, July 2015



SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

JAN 27 2015

SAN FRANCISCO
PUBLIC LIBRARY

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
600 Ortega Street		2036B/013B
Case No.	Permit No.	Plans Dated
2015-010033ENV	2015 07 22 2183	7/22/2015
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction
☐ Project Modification (GO TO STEP 7)		
Project description for Planning Department approval. Interior remodel and horizontal rear addition to existing single-family home. New rear decks at ground and second floors. Front facade alterations.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☒	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	
Archeological review completed; no impacts. Project will follow recommendations of 9/15/13 Gruen geotechnical report.	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form signed on December 21, 2015.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros Digitally signed by Stephanie Cisneros DN: cn=Stephanie Cisneros, o=City of San Francisco, ou=City Planning, email=Stephanie.Cisneros@sf.gov	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Stephanie A. Cisneros		Signature: Stephanie Cisneros Digitally signed by Stephanie Cisneros DN: cn=Stephanie Cisneros, o=City of San Francisco, ou=City Planning, email=Stephanie.Cisneros@sf.gov Date: 2015.12.23 09:00:11 -0800
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion		11/30/2015
PROJECT INFORMATION:				
Planner:		Address:		
Stephanie Cisneros		600 Ortega Street		
Block/Lot:		Cross Streets:		
2036B/013B		14th Avenue		
CEQA Category:		Art. 10/11:	BPA/Case No.:	
B		N/A	2015-010033ENV	

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	7/22/2015
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PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Dawn Ma (dated 10/4/2015).	
Proposed Project: Interior remodel and horizontal rear addition to existing single-family home. New rear decks at ground and second floors. Front facade alterations.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 -Persons:	☐ Yes ☒ No	Criterion 2 -Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

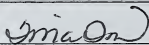
PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Dawn Ma (dated 10/4/2015) and information found in the Planning Department files, the subject property at 600 Ortega Street contains a one-story over-garage wood-frame single-family residence constructed in 1951 (source: building permit). The subject property was constructed in the Minimal Traditional architectural style by James A. Mayer, the original owner and builder. The property was sold to Hiram Bassler, a civil engineer, and his wife Annie in November of 1951 who utilized the property as a rental property until 1956. Known exterior alterations to the property include: maintenance of rear footing, raising the building rear 2 feet and grout under mud sill (1966); removing the front roof and installing 30-year shingles (1995); and tear off existing roofing, apply 28lb base sheet, and 3-piles of fiber ply with hot tar, apply gravel and flashings (1996).

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). 600 Ortega Street is a typical example of the Minimal Traditional style which was a common style for a building from this period of construction in San Francisco. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Inner Sunset neighborhood of Golden Gate Heights and is one of a row of six nearly identical houses developed at the same time. The subject block has a significant change in grade from north to south and a concrete retaining wall divides west and eastbound traffic along this portion of Ortega. The majority of homes constructed in Golden Gate Heights date from the late 1940s and early 1950s, and while some areas were developed by better known developers such as Henry Doelger and Raymond Galli, Mayer has not been identified as a significant developer or contractor. Furthermore, the neighborhood itself is not of remarkable architectural quality such that it would be significant for its architecture.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	12-21-2015





SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

JAN 27 2015

CEQA Categorical Exemption Determination

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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
501 Rhode Island Street		4008/007	
Case No.	Permit No.	Plans Dated	
2015-014138ENV		9/21/2015	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Interior and exterior renovation to existing two-story single-family residence. Third floor addition, new bay window and window reconfiguration along Mariposa Street facade, new rear decks at first and second levels.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 - New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an <i>Environmental Application</i> with a Phase I

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form signed on December 21, 2015.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros Digitally signed by Stephanie Cisneros DN: cn=Stephanie Cisneros, o=San Francisco Planning Department, email=Stephanie.Cisneros@sfgov.org Date: 2015.12.23 09:45:31 -0800	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Stephanie A. Cisneros		Signature: Stephanie Cisneros Digitally signed by Stephanie Cisneros DN: cn=Stephanie Cisneros, o=San Francisco Planning Department, email=Stephanie.Cisneros@sfgov.org Date: 2015.12.23 09:45:31 -0800
Project Approval Action: Building Permit It Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
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San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	Date of Form Completion	12/17/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	501 Rhode Island Street	
Block/Lot:	Cross Streets:	
4008/007	Mariposa Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2015-014138ENV

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration
		☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	9/21/2015
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PROJECT ISSUES:
☒ Is the subject Property an eligible historic resource?
☐ If so, are the proposed changes a significant impact?
Additional Notes:
Submitted: Supplemental Information for Historic Resource Determination prepared by KDI Land Use Planning (dated June 24, 2015).
Proposed Project: Interior and exterior renovation to existing two-story single-family residence. Third floor addition, new bay window and window reconfiguration along Mariposa Street facade, new rear decks at first and second levels.

PRESERVATION TEAM REVIEW:	
Historic Resource Present	
☐ Yes ☒ No * ☐ N/A	
Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance:
☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

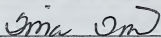
PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by KDI Land Use Planning (dated June 24, 2015) and information found in the Planning Department files, the subject property at 501 Rhode Island Street contains a two-story, wood-frame, single-family residence originally constructed in 1910 (source: Assessor's Record). The residence was moved to its current location at 501 Rhode Island Street in 1951 from a previous unknown location. There is no record that indicates who the original owner or architect/builder was. The simple residence appears to be representative of a 20th century workman's cottage with minimal decorative features such as a front parapet with clay tile trim and faux Mansard roof extending the width over double bay windows at the second floor. Known alterations to the property include: installation of foundation for a one-story structure moved to make room for the Kansas Street Freeway (1951); installation of twelve aluminum windows (1977); addition of room for basement (1979); relocation of windows (1984); and re-roofing and addition of four new windows (2008). The 1979 permit implies that the original one-story structure was raised to add a second (basement) level below. In addition, the 1913 Sanborn map shows small non-residential structures on the subject lot that were demolished prior to the 1951 movement of the 1910 original structure.

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building has lost integrity since it was moved from its original location to its present location on Rhode Island Street and has undergone significant alterations. As such, the minimally decorated residence is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located within the Potrero Hill neighborhood on a block that exhibits a great variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	12-21-2015

Historic Resource Evaluation Supplemental

Category B/ Alteration Proposed (Building over 50 Years of Age)



501 RHODE ISLAND STREET

Publication Date: June 24, 2015

Submitted to:

San Francisco Planning Department
1650 Mission Street, Fourth Floor
San Francisco, California 94103

Prepared by KDI Land Use Planning



SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

JAN 27 2016

CEQA Categorical Exemption Determination

SAN FRANCISCO
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PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1441-1443 Ocean Avenue		6941/059
Case No.	Permit No.	Plans Dated
2015-014461ENV	201510068918	10/23/2015
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction
		☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval.		
Proposed change of use from (E) restaurant to (N) medical clinic. To include upgrades and renovations. Vertical addition of (N) 2nd and 3rd levels.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
☒	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☒	Class 3 - New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

☐	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form signed on December 21, 2015.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Stephanie A. Cisneros		Signature: Stephanie Cisneros
Project Approval Action: Building Permit It Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Digitally signed by Stephanie Cisneros DN: cn=org, o=sfgov, dc=cityplanning, ou=City Planning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2015.12.23 09:11:19 -0800
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	Date of Form Completion	12/16/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	1441-1443 Ocean Avenue	
Block/Lot:	Cross Streets:	
6941/059	Miramar Avenue and Granada Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2015-014461ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration	☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	10/23/2015
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PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Frank Fung (dated October 16, 2015).	
Proposed Project: Proposed change of use from (E) restaurant to (N) medical clinic. To include upgrades and renovations. Vertical addition of (N) 2nd and 3rd levels.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		☐ Yes	☒ No *	☐ N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No	
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No	
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No	
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No	
Period of Significance:		Period of Significance:		
		☐ Contributor ☐ Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☐ Yes	☒ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

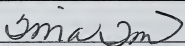
PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Frank Fung of ED2 International (dated 10/16/15) and information found in the Planning Department files, the subject property at 1441-1443 Ocean Avenue contains a one-story, wood-frame, commercial structure constructed in 1948 by Stealing Building Company for original owner John Murphy. The building was designed so as to accommodate two tenants. The earliest recorded tenants in 1953 were Ocean-Mar Cleaners (1441 Ocean Avenue) and real estate agent John Aaro (1443 Ocean Avenue). 1441-1443 Ocean Avenue does not appear to have been constructed in any discernible architectural style and the only expressed feature is an angled, recessed vestibule. Known alterations to the building include: permit to erect electric sign (1956); remodeling existing store for occupancy as a restaurant (1978); installation of type two hood and ventilation duct (1986); and installation of fire suppression system into existing hood (1999).

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The building is minimally detailed and is of no discernible architectural style. As such, 1441-1443 Ocean Avenue is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Ocean View neighborhood within blocks that contain clusters of outstanding examples of early 20th century commercial architecture. Preliminary research has found the adjacent building at 1437-1439 Ocean Avenue to be individually eligible for listing in the California Register. The stretch of Ocean Avenue between Fairfield Way and Plymouth Avenue warrants further study for district eligibility as it appears to contain a number of individuals and clusters that are outstanding examples of early 20th century commercial architecture. However, the subject property at 1441-1443 Ocean Avenue does not appear to relate to other prominent structures or clusters along this corridor.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	12-21-2015





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PLANNING DEPARTMENT

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JAN 27 2015

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
575 Mississippi Street		4103/041	
Case No.	Permit No.	Plans Dated	
2015-010691ENV	201507292854	07/05/2015	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Interior remodel, third floor addition, and rear horizontal addition to existing single-family home. Reconfigure front façade. Add rear decks on each level. Enlarge crawl space at basement level.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination-Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form signed on December 21, 2015.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Stephanie A. Cisneros		Signature:
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Stephanie Cisneros Digitally signed by Stephanie Cisneros DN: cn=Stephanie Cisneros, o=City of San Francisco, ou=City Planning, email=Stephanie.Cisneros@sfgov.org Date: 2015.12.23 09:59:02 -08'00'
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	Date of Form Completion
	12/3/2015

PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	575 Mississippi Street	
Block/Lot:	Cross Streets:	
4103/041	20th and 22nd Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2015-010691ENV

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration
		☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:
7/5/2015

PROJECT ISSUES:
☒ Is the subject Property an eligible historic resource?
☐ If so, are the proposed changes a significant impact?
Additional Notes:
Submitted: Supplemental Information for Historic Resource Determination prepared by Henry Yeung (dated 10/15/2015).
Proposed Project: Interior remodel, third floor addition, and rear horizontal addition to existing single-family home. Reconfigure front façade. Add rear decks on each level. Enlarge crawl space at basement level.

PRESERVATION TEAM REVIEW:	
Historic Resource Present	
☐ Yes ☒ No * ☐ N/A	
Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance:
☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

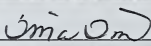
PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Henry Yeung (dated 10/15/2015) and information found in the Planning Department files, the subject property at 575 Mississippi Street contains a two-story-over-garage, wood-frame, single-family residence constructed in 1928 (source: Assessor's record). The residence was originally constructed as a one-story-over-basement, single-family residence located at 44 Cayuga Street, but was moved to its current location at 575 Mississippi in 1958 (source: building permit). The residence is designed in the vernacular architectural style and exhibits some Mediterranean Revival style features such as a clay tile roof over the bay window at the front facade and a minimally decorative projecting parapet. Known alterations to the property include: creating a new foundation and a complete basement that will be connected with the single-family residence to be moved from 44 Cayuga Street (1958); building a room in the basement (1962); repair plaster, painting, carpentry work, and plumbing and electrical work (1972); corrective work performed to legalize existing second dwelling unit (1975); reroofing (1999 & 2010); and replacing four windows visible from the street (2010).

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The building is minimally detailed as is of no discernible architectural style such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Potrero Hill neighborhood on a block that exhibits a multitude of single-family and multi-family residences, a variety of architectural styles, and construction dates ranging from 1900 through 2007. The neighborhood does not appear to have a cohesive character of architecturally related residences.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	12-21-2015





SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

JAN 27 2015

CEQA Categorical Exemption Determination

SAN FRANCISCO
PUBLIC LIBRARY

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
70 Sea View Terrace		1327/015A
Case No.	Permit No.	Plans Dated
2015-013278ENV		05/14/2015
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction ☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Reconfigure front and side façades to include new siding, windows, and doors. Extend front deck.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☐	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
☐	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

☐	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☒	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR form signed on December 21, 2015.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	
☒	No further environmental review is required. The project is categorically exempt under CEQA.	
Planner Name: Stephanie A. Cisneros		Signature:
Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.		Stephanie Cisneros Digitally signed by Stephanie Cisneros DN: cn=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2015.12.23 10:15:07 -08'00'
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	12/10/2015
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PROJECT INFORMATION:		
Planner:	Address:	
Stephanie Cisneros	70 Sea View Terrace	
Block/Lot:	Cross Streets:	
1327/015A	31st Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
A	N/A	2015-013278ENV

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:	
☒ CEQA	☐ Article 10/11	☐ Preliminary/PIC	☒ Alteration
		☐ Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	05/14/2015
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PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Kevin Hackett (dated August 17, 2015).	
Proposed Project: Reconfigure front and side façades to include new siding, windows, and doors. Extend front deck.	

PRESERVATION TEAM REVIEW:	
Historic Resource Present	
☐ Yes ☒ No * ☐ N/A	
Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance:
☐ Contributor ☐ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	☐ Yes	☐ No	☒ N/A
CEQA Material Impairment:	☐ Yes	☒ No	
Needs More Information:	☐ Yes	☒ No	
Requires Design Revisions:	☐ Yes	☒ No	
Defer to Residential Design Team:	☒ Yes	☐ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

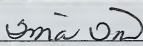
PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Kevin Hackett (dated August 17, 2015) and information found in the Planning Department files, the subject property at 70 Sea View Terrace contains a two-story-over-garage, wood-frame, single-family residence constructed in 1940 (source: building permit). The residence was constructed by contractor Thomas R. Sharman and designed in an architectural style that most closely represents the American Vernacular style. Sharman owned the residence and rented it to Arthur Franken, a department manager, and his wife Marion until 1955, when Frank Lowenthal, a salesman, and his wife Pauline purchased the property. Known exterior alterations include: extension of the main structure by 8 feet and an additional 4 feet of open deck (1963); replacement of existing brick stairs from the sidewalk to the garden and installation of a handrail (1965); repair termite and fungus damage to main entrance program, retain front wall, stairs, and door (1975); re-roofing (1994); seismic upgrade (1995); replacement of exterior south wall framing due to dry rot and addition of plywood (1998); and re-roofing (2005).

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The building retains minimal features of the American Vernacular architectural style but has undergone significant alterations such that it no longer retains architectural integrity. As such, 70 Sea View Terrace does not qualify individually for listing in the California Register under Criterion 3.

The subject property is currently located within the identified Sea Cliff Historic District, which was previously identified through case number 2010.0967E. However, based on this evaluation, the subject property, along with the two adjacent properties on either side, does not coincide with the district's period of significance and does not reflect the significant architectural styles represented within the Sea Cliff Historic District. As such, the district's southwestern-most boundary has been redrawn to no longer include: 66, 70, and 70 Sea View Terrace.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of the Sea Cliff Historic District.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	12-21-2015



LAKE ST

Sea Cliff
Historic
District

New Boundary



70 Sea View Terrace

SEA VIEW TERR



South Elevation

Property

14-15 Sea View

07 Jul 2015

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